# METROPOLITAN TRANSPORTATION COMMISSION

## Meeting Transcript

**METROPOLITAN TRANSPORTATION COMMISSION**

**BAY AREA HOUSING FINANCE AUTHORITY OVERSIGHT COMMITTEE**

**THURSDAY, MAY 12, 2022 1:00 PM**

**ABAG HC, V. CHAIR, CARLOS ROMERO:** I WILL CALL THE MEETING TO ORDER FOR THE BAY AREA HOUSING FINANCE AUTHORITY OVERSIGHT COMMITTEE JOINT MEETING WITH THE ABAG HOUSING COMMITTEE IT'S 1:05. WITH THAT, WILL STAFF PLAY THE COVID-19 MEETING RECORDING? [RECORDED MEETING PROCEDURES ANNOUNCEMENT] THIS MEETING WILL BE CONDUCTED AS A HYBRID MEETING A ZOOM WEBINAR LINK HAS BEEN PROVIDED AS WELL AS ACCOMMODATIONS FOR IN-PERSON ATTENDANCE. THIS MEETING IS ALSO BEING WEBCAST ON THE METROPOLITAN TRANSPORTATION COMMISSION WEB SITE. COMMISSIONERS AND MEMBERS OF THE PUBLIC PARTICIPATION BY ZOOM, WISHING TO SPEAK, SHOULD USE THE RAISE HAND FEATURE OR DIAL STAR 9, AND THE CHAIR WILL CALL UPON THEM AT THE APPROPRIATE TIME. TELECONFERENCE ATTENDEES WILL BE CALLED UPON BY THE LAST FOUR DIGITS OF THEIR PHONE NUMBER. IT IS REQUESTED THAT PUBLIC SPEAKERS STATE THEIR NAMES AND ORGANIZATION, BUT, PROVIDING SUCH INFORMATION IS VOLUNTARY. WRITTEN PUBLIC COMMENTS RECEIVED AT INFO@BAYAREAMETRO.GOV BY 5 P.M., YESTERDAY, WILL BE POSTED TO THE ONLINE AGENDA AND ENTERED INTO THE RECORD, BUT WILL NOT BE READ OUT LOUD. A ROLL CALL VOTE WILL BE TAKEN FOR ALL ACTION ITEMS. PANELISTS AND ATTENDEES SHOULD NOTE THAT

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THE CHAT FEATURE IS NOT ACTIVE. IN ORDER TO GET THE FULL ZOOM EXPERIENCE, PLEASE MAKE SURE YOUR APPLICATION IS UP TO DATE.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU. JESS. WILL THE CLERK OF THE BOARD NOW CONDUCT ROLL CALL AND CONFIRM WHETHER THERE IS A QUORUM FOR THE ABAG HOUSING COMMITTEE PRESENT?

**CLERK, FRED CASTRO:** SURE. MAYOR ARREGUIN?

**JESSE ARREGUIN:** PRESENT.

**CLERK, FRED CASTRO:** COUNCILMEMBER FORTUNATO BAS?

**NIKKI FORTUNATO BAS:** PRESENT.

**CLERK, FRED CASTRO:** SUPERVISOR CANEPA IS ABSENT. EKLUND?

**PAT ECKLUND:** COUNCIL MEMBER PRESENT.

**CLERK, FRED CASTRO:** COUNCIL MEMBER ESPARZA IS ABSENT. COUNCIL MEMBER FLIGOR?

**NEYSA FLIGOR:** HERE.

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**CLERK, FRED CASTRO:** MAR IS ABSENT. SUPERVISOR MITCHOFF? IS ABSENT. SUPERVISOR RAMOS?

**BELIA RAMOS:** HERE.

**CLERK, FRED CASTRO:** THANK YOU. COUNCILMEMBER ROMERO?

**ABAG HC, V. CHAIR, CARLOS ROMERO:** PRESENT.

**CLERK, FRED CASTRO:** SUPERVISOR SPERING?

**JAMES P. SPERING:** HERE.

**CLERK, FRED CASTRO:** A QUORUM OF THE ABAG HOUSING COMMITTEE IS PRESENT.

**BAHFA V. CHAIR, AMY WORTH:** MR. CLERK MAY I PLEASE REQUEST THAT THE SECRETARY CONDUCT ROLL CALL AND CONFIRM WHETHER A QUORUM OF THE BAHFA OVERSIGHT COMMITTEE IS PRESENT?

**CLERK, FRED CASTRO:** YES, MA'AM. COUNCILMEMBER ABE-KOGA IS ABSENT. SUPERVISOR CANEPA IS ABSENT. SUPERVISOR GLOVER?

**FEDERAL D. GLOVER:** HERE.

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**CLERK, FRED CASTRO:** THANK YOU. SUPERVISOR RABBIT?

**DAVID RABBIT:** HERE.

**CLERK, FRED CASTRO:** RONEN IS ABSENT. SCHAFF?

**BAHFA CHAIR, LIBBY SCHAAF:** HERE.

**CLERK, FRED CASTRO:** THANK YOU. COUNCILMEMBER WORTH?

**BAHFA V. CHAIR, AMY WORTH:** HERE.

**CLERK, FRED CASTRO:** QUORUM OF THE BAHFA OVERSIGHT COMMITTEE IS PRESENT.

**BAHFA V. CHAIR, AMY WORTH:** THANK YOU.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** FRED, PLEASE GIVE THE ABAG HOUSING COMMITTEE COMPENSATION ANNOUNCEMENT.

**CLERK, FRED CASTRO:** ACCORDING TO STATE LAW I AM MAKING THE FOLLOWING ANNOUNCEMENT, THE MEMBERS OF THE ABAG BOARD IN ATTENDANCE AT THIS MEETING ARE ENTITLED TO RECEIVE PER DIEM AN AMOUNT OF $150 AS A RESULT OF CONVENING A MEETING FOR WHICH EACH MEMBER IS ENTITLED TO COLLECT PER DIEM. THANK YOU.

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**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU. LET'S MOVE ON TO OUR NEXT ITEM, WHICH IS PUBLIC COMMENT. THIS IS AN INFORMATION ITEM. AND IF THERE ARE ANY MEMBERS IN THE PUBLIC WHO MAY WISH TO PROVIDE A PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE PUBLISHED AGENDA, PLEASE DO SO, AND WE'LL HAVE THE CLERK INFORM US WHETHER THERE IS ANYONE WHO WOULD LIKE TO SPEAK DURING THIS ITEM.

**CLERK, FRED CASTRO:** VICE CHAIR ROMERO, THIS IS FRED. THERE WERE NO WRITTEN COMMENTS RECEIVED FOR THIS ITEM. THERE IS ONE -- TWO INDIVIDUALS IN THE ATTENDEE SIDE THAT HAVE THEIR HAND RAISED. ILL SHARE MY SCREEN TO GET THE TIMER, AND IS THREE MINUTES OKAY SURE. THAT'S FINE.

**CLERK, FRED CASTRO:** OKAY. SO ONE MOMENT, PLEASE. FIRST SPEAKER IS GEETA RAO, GO AHEAD PLEASE.

**SPEAKER:** MY NAME IS GEETA R WITH ENTERPRISE COMMUNITY PARTNERS WITH THE BAY AREA HOUSING FOR ALL COALITION. ACTUALLY ON BEHALF OF THE COALITION WE DID SUBMIT A LETTER EARLIER THIS WEEK TO THE ABAG MTC LEADERSHIP ABOUT PURSUING A REGIONAL HOUSING BALLOT MEASURE IN 2024 WE'RE 1 OF 18 SIGNATURES THAT REPRESENT A RANGE OF HOUSING EQUITY ADVOCATES LIKE DESTINATION HOME, SPUR, MONUMENT AND IMPACT. I HOPE YOU HAVE THAT LETTER.

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IN THE LETTER WE TALK ABOUT THERE IS A GREAT NEED FOR ADDRESSING THE AFFORDABLE HOUSING AND HOMELESSNESS CRISIS IN THE BAY AREA. AND THE BAY AREA VOTERS KNOW IT TOO. SO, POLLING HAS CONSISTENTLY DEMONSTRATED THAT HOMELESSNESS AND HOUSING ARE TOP CONCERNS FOR VOTERS, ESPECIALLY IN THE LAST TWO YEARS. AND, SO, AS PART OF THE BAHA COALITION, WE'RE COMMITTED TO PURSUING A REGIONAL HOUSING BALLOT MEASURE IN 2024, WHICH PROVIDES THE REGION WITH RESOURCES NEEDED TO ADDRESS THE CHALLENGES AT SCALE. AND, SO, ENTERPRISE, WE HAVE BEEN A STEADFAST PARTNER IN CREATING BAHFA. AND LET'S JUST REMEMBER THAT THE TRAJECTORY IS IMPRESSA, CASA, THE ENABLING LEGISLATION OF A.B. 1487, THE $20 MILLION STATE APPROPRIATION, THE INAUGURAL DIRECTOR AND STAFF AND THE NEXT CRITICAL STEP IN THIS DIRECTORY IS SIGNIFICANTLY RESOURCES BAHFA. SO, OUR ASK OF YOU TODAY IS THAT WE RESPECTFULLY REQUEST THAT THE BAHFA OVERSIGHT COMMITTEE AND THE ABAG HOUSING COMMITTEE RECOMMEND THAT THE MTC COMMISSION AND ABAG EXECUTIVE BOARD CONSIDER A FORMAL ACTION AT THEIR JUNE MEETING, WHICH WILL DIRECT STAFF TO PURSUE THE NECESSARY STEPS FOR A 10 TO $20 BILLION REGIONAL HOUSING BOND MEASURE IN NOVEMBER OF 2024. I KNOW THAT WAS A LOT FOR A REQUEST. IT'S IN OUR LETTER. SO WE UNDERSTAND THAT THE DECISION MUST BE INFORMED BY RESEARCH AND POLLING TO DEMONSTRATE A VIABLE PATH. IT'S ESSENTIAL THAT ABAG AND MTC STAFF HAVE A CLEAR DIRECTION TO DO THIS ASSESSMENT THIS WILL PROVIDE US, THE AFFORDABLE HOUSING COMMUNITY WITH THE

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CERTAINTY TO PREPARE, AND ALSO FUND-RAISE FOR A WONDERING CAMPAIGN. SO, JUST TO END, WE ARE YOUR PARTNERS, YOU HAVEN'T GONE ALONE YET, NOR WILL YOU IN THE FUTURE WITH THE REGIONAL HOUSING MEASURE. THANK YOU VERY MUCH FOR THE OPPORTUNITY.

**CLERK, FRED CASTRO:** THANK YOU.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** BEFORE WE GO O I'M GOING TAKE THE CHAIR'S PREROGATIVE. I KNOW WE HAVE MORE FOLKS. THANK YOU GEETA FOR THOSE COMMENTS. I WOULD LIKE TO CHANGE THE ALLOTTED TIME FROM TWO MINUTES TO THREE. SO WE CAN CAPTURE EVERYONE'S COMMENTS. EDIT THE TIMER. MOVE TO THE NEXT SPEAKER.

**CLERK, FRED CASTRO:** IF I COULD FIRST ASK IF MS. RAO CAN SEND THE LETTER TO ME OR INFOBAYAREAMETRO.COM THEN WE CAN SHARE THAT WITH THE COMMITTEE. NEXT SPEAKER IS MATT HUERTA

**SPEAKER:** MR. CLERK, IT'S -- I BELIEVE MATT WILL BE GOING NEXT. SHOULD I CONTINUE OR ALLOW MATT TO GO.

**CLERK, FRED CASTRO:** I DON'T SEE THE HAND HAS BEEN DROPPED. AND, SO --

**ABAG HC, V. CHAIR, CARLOS ROMERO:** I SEE IT UP, FRED, ACTUALLY.

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**SPEAKER:** CAN YOU HEAR ME OKAY?

**CLERK, FRED CASTRO:** YES, IS THAT --

**SPEAKER:** GOOD AFTERNOON, THIS IS CARILLO WITH BURBANK HOUSING WE JOIN YOU THIS AFTERNOON AS PART OF THE BAY AREA HOUSING FOR ALL COALITION. WE ARE BURBANK HOUSING WHICH IS AN AFFORDABLE HOUSING DEVELOPER BASED IN SONOMA AND NAPA COUNTIES. WE'RE ALSO SUPPORTIVE OF THE LETTER THAT WAS SUBMITTED TO YOU SEEKING YOUR LEADERSHIP IN PURSUING A REGIONAL HOUSING BALLOT MEASURE FOR 2024. I THINK IT'S NO SECRET ACROSS THE BAY AREA AND CERTAINLY ACROSS THE NORTH BAY THAT WE CONTINUE TO FACE HOUSING CRISIS AT ALL LEVELS AND MANY MEMBERS OF OUR COMMUNITY ARE FACING NOT ONLY HOUSING INSECURITY BUT AN INABILITY TO WORK, LIVE, AND THRIVE HERE IN OUR COMMUNITIES. WE DO FEEL THAT THERE IS A STRONG COMMUNITY SUPPORT AS WELL AS POLITICAL WILL TO ORGANIZE AROUND A REGIONAL BALLOT MEASURE HERE IN THE NEXT TWO YEARS. YOU HAVE HEARD THE ASK FROM GEETA ALREADY, AS FAR AS WHAT WE WOULD LIKE TO SEE THIS BOARD TO DO AS FAR AS TAKING FORMAL ACTION AT YOUR UPCOMING JUNE MEETING. YOU KNOW, I'LL JUST TAKE THE TIME HERE BEFORE YOU TO RECOGNIZE THAT THE CRISIS WAS ONLY EXACERBATED IN SONOMA AND NAPA COUNTIES WITH THE WILDFIRES EXPERIENCED IN 2017, 2018, AND 2019, AND THAT HAS ONLY CREATED AN ADDITIONAL BURDEN AS TO HOUSING AFFORDABILITY ACROSS THE BOARD. WE'RE HERE, COMMITTED, NOT

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ONLY AS A COMMENTER TO SUPPORT THIS ACTION, BUT ALSO AS A PARTNER. WE STAND READY TO STAND BY MTC AND ABAG AND BAHFA TO SUPPORT THIS MEASURE TO THE VOTERS OF THE GREATER BAY AREA. THANK YOU.

**CLERK, FRED CASTRO:** THANK YOU. OUR NEXT SPEAKER IS MATTHEW REED. GO AHEAD, PLEASE. MATTHEW REED.

**SPEAKER:** GREAT. SORRY FOR THE TECHNICAL CHALLENGE. GOOD AFTERNOON MY NAME IS MATTHEW REED. I'M FROM SILICON VALLEY AT HOME. AND WE'RE ALSO PART OF THE BAY AREA HOUSING FOR ALL COALITION. AND OUR SIGNATORIES TO THE LETTER. I WON'T GET INTO THE NEED THAT WE FACE. I THINK WE'RE ALL CONSCIOUS OF THE CHALLENGES THAT WE'RE FACING AT A LOCAL LEVEL. WE'RE FINDING SIGNIFICANT SUPPORT FOR AFFORDABLE HOUSING IN THE SOUTH BAY. AND A SIGNIFICANT BARRIER IS THE LACK OF FUNDING AND RESOURCES TO REALIZE WHAT WE'RE SEEING AS A SHARED GOAL, THROUGHOUT THE STATE, BUT THROUGHOUT OUR REGION, AND RIGHT NOW, IN SANTA CLARA COUNTY, CITIES ARE STEPPING UP AND PLANNING FOR ADDITIONAL AFFORDABLE HOUSING, AND THEY'RE CONFRONTING THE CHALLENGES THAT THEY'RE GOING TO FACE IN FUNDING THOSE COMMITMENTS OVER TIME. AT HOME WAS INSTRUMENTAL THROUGH THE CASA PROCESS, OUR EXECUTIVE DIRECTOR AT THE TIME LESLIE WAS THE CO-CHAIR, AND WE HAVE BEEN ACTIVELY INVOLVED IN DRIVING FORWARD BAHFA AS A REGIONAL SOLUTION THAT CAN HELP US

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COORDINATE BETTER. SO WE'RE ASKING, AS ARE THE OTHER SPEAKERS, THAT THE OVERSIGHT COMMITTEE AND THE ABAG HOUSING COMMITTEE RECOMMEND THAT THE MTC COMMISSION AND ABAG EXECUTIVE BOARD CONSIDER A FORMAL ACTION IN JUNE, TAKE THE NEXT NECESSARY STEPS TO ADD A 10 TO $20 BILLION REGIONAL HOUSING BOND MEASURE IN 2024. WE -- WE'RE PLEASED TO SEE OTHER FOLKS ACTIVELY INVOLVED IN THIS ON A REGIONAL LEVEL. WE STAND PREPARED TO SUPPORT, TO THE FULL EXTENT, THE ACTIONS THAT ARE TAKEN BY YOU, AND AS WE MOVE FORWARD TO CROSS THE FINISH LINE. SO, THANK YOU FOR YOUR TIME.

**CLERK, FRED CASTRO:** THANK YOU. OUR NEXT SPEAKER IS KEN KIRKEY. GO AHEAD, PLEASE.

**KEN KIRKEY:** THANK YOU, FRED. GOOD AFTERNOON EVERYONE I'M KEN KAO PARTNERSHIP OFFICER FOR ALL HOME AN ORGANIZATION FOCUSED ON ADDRESSING THE HOMELESSNESS CRISIS AND THE SYSTEMIC POVERTY THAT IMPACTS THE REGION'S NEARLY 1 MILLION PEOPLE WITH EXTREMELY LOW-INCOMES. NICE TO SEE YOU ALL HERE. THESE ARE CHALLENGING TIMES AND I RECOGNIZE AS LEADERS OF MTC AND ABAG IN THE BAY AREA FOR THE VARIOUS CITIES AND COUNTIES HOLDS A HOST OF DIFFICULT ISSUES, THE DISCONNECT BETWEEN LOCATION OF JOBS AND AFFORDABLE HOUSING IN THE REGION THE STRAIN THAT DISCONNECT PLACES ON THE REGION'S TRANSPORTATION NETWORK AND MOST IMPORTANTLY THE IMPACT OF LONG COMMUTES ON WORKER WHO IS

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CANNOT AFFORD TO LIVE NEAR THE WORKPLACE AND FOR WHOM EMPLOYMENT MAY NOT EVER BE REMOTE. REGIONAL HOUSING MEASURE CAN PROVIDE OUR REGION WITH RELIEF AND RESOURCES NEEDED TO ADDRESS OUR HOUSING AND HOMELESSNESS CHALLENGE DESCALE THE PROBLEM TO LOCAL COMMUNITIES AND MEET THE GOALS TO PROVIDE AFFORDABLE HOUSING. ON BEHALF OF ALL HOME AND THE BAHA COALITION, WE REQUEST THAT THE BAHFA OVERSIGHT COMMITTEE AND THE ABAG HOUSING COMMITTEE RECOMMEND THAT MTC AND ABAG CONSIDER A FORMAL ACTION AT THEIR JUNE MEETINGS TO DIRECT STAFF TO PURSUE NEXT STEPS FOR A 10 TO $20 BILLION REGIONAL HOUSING BOND MEASURE IN NOVEMBER OF 2024. THANK YOU.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU, KEN.

**CLERK, FRED CASTRO:** OUR NEXT SPEAKER IS RODNEY NICKENS. GO AHEAD, PLEASE NICK.

**SPEAKER:** GOODS AFTERNOON. MY NAME IS RODNEY NICKENS, I AM A MEMBER OF THE MTC POLICY ADVISORY COUNCIL, AND A MEMBER OF OAKLAND -- [INDISCERNIBLE] I WOULD LIKE TO ASSOCIATE MYSELF WITH THE COMMENTS OF MY COLLEAGUES, AS WELL AS WITH THE LETTER RECEIVED, REGARDING THE BALLOT. I BELIEVE MY COLLEAGUES SAID IS ELOQUENTLY, WE NEED TO MOVE FORWARD ON THIS IMPORTANT ENDEAVOR AND CONSIDER RECOMMENDING A FORMAL ACTION OF THIS ITEM. THANK YOU VERY MUCH, AND HAVE A GREAT DAY.

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**CLERK, FRED CASTRO:** THANK YOU. OUR NEXT SPEAKER IS KEN CHAN. GO AHEAD, PLEASE.

**SPEAKER:** CAN YOU HEAR ME?

**CLERK, FRED CASTRO:** YES.

**SPEAKER:** WONDERFUL. HELLO MEMBERS OF THE BAHFA OVERSIGHT COMMITTEE AND THE ABAG HOUSING COMMITTEE. MY NAME IS KEN CHAN ORGANIZER WITH A COMMUNITY IN SAN MATEO COUNTY WE WORK WITH LEADERS TO PRESERVE QUALITY AFFORDABLE HOUSING ALSO PART OF THE BAY AREA HOUSING FOR ALL COALITION ON BEHALF OF HLC AND AS WAS MENTIONED BY OTHERS AND THE LETTER SUBMITTED WE'RE ASKING THAT BOTH COMMITTEES RECOMMEND THE MTC COMMISSION AND THE ABAG EXECUTIVE BOARD RECOMMEND A FORMAL ACTION AT THEIR RESPECTIVE UPCOMING JUNE MEETINGS TO REQUEST STAFF TO TAKE IMMEDIATE STEPS TO TAKE THE $20 MILLION REGIONAL HOUSING BOND MEASURE -- [INDISCERNIBLE] HOUSING AND HOMELESSNESS HAVE CONSISTENTLY BEEN A TOP PRIORITY OF YOUR -- [INDISCERNIBLE] ESPECIALLY IN THESE PAST TWO YEARS. TALKS OF THIS PANDEMIC COMING TO AN END WILL BE PERMANENT FOR SOME PEOPLE AND EFFECTS WILL LINGER FOR THE FORESEEABLE FUTURE. WITH THE POTENTIAL TO BRING THE REST OF YOUR COMMUNITY MEMBERS ALONG TO PROVIDE OUR REGION WITH THE

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RESOURCES NEEDED TO ADDRESS HOUSING AND HOMELESS CHALLENGES AT THE SCALE OF THE PROBLEM. THANK YOU SO MUCH.

**CLERK, FRED CASTRO:** THANK YOU. OUR NEXT SPEAKER IS MATT HUERTA. GO AHEAD, PLEASE.

**SPEAKER:** GOODS AFTERNOON BOARD MEMBERS MY NAME IS MATT HUERTA A HOUSING COMMUNITY DEVELOPMENT CONSULTANT AND AS A FORMER BOARD MEMBER I'M SPEAKING ON BEHALF OF THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA AND CITIZEN LEADING MEMBER FOR THE BAY AREA HOUSING FOR ALL COALITION. I WOULD LIKE TO ASSOCIATE MYSELF WITH THE LETTER THAT WAS SUBMITTED AND REFERENCED BY PRIOR SPEAKERS AND COALITION MEMBERS TO THE MTC AND ABAG LEADERSHIP. IT GOES WITHOUT SAYING THIS IS AN UNPRECEDENTED CRISIS OF HOUSING INSECURITY THAT WE'RE CONTINUING TO SEE IN OUR REGION, AND VERY MUCH DISPROPORTIONATELY BURDENING THE PEOPLE OF COLOR IN OUR COMMUNITY, AS WELL, ESPECIALLY BLACK AND LATINX RESIDENTS. POLLING HAS CONSISTENTLY DEMONSTRATED THAT HOMELESSNESS AND HOUSING ARE THE TOP TWO CONCERNS FOR VOTERS ACROSS OUR REGION, AND CANDIDLY, THERE IS NO WAY WE'RE GOING TO GET TO THE OVER 180,000 LOW AND VERY LOW-INCOME UNITS AS PART OF THE NEW RHNA NUMBERS COMING OUT THROUGH THE END OF THIS NEXT DECADE IF WE DON'T HAVE REAL ACCESS TO SUBSIDY SOURCES AT THE LOCAL LEVEL. SO THAT'S WHAT THIS REGIONAL EFFORT IS ALL ABOUT, AND WE

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IMPLORE YOU TO CONTINUE SUPPORTING THESE EFFORTS AT YOUR NEXT JUNE MEETINGS HERE AND APPROVE THE NECESSARY STEPS TO MOVE US TOWARD A 10 TO $20 BILLION INVESTMENT OF THE HOUSING BOND IN NOVEMBER OF 2024. THANK YOU FOR YOUR LEADERSHIP AND TIME TODAY.

**CLERK, FRED CASTRO:** THANK YOU. OUR NEXT SPEAKER IS NEVADA MERRIMAN.

**SPEAKER:** GOOD EVENING MY NAME IS NEVADA, DIRECTOR OF POLICY FROM MID-PEN HOUSING WE ARE ENTHUSIASTIC MEMBERS OF THE BAY AREA HOUSING FOR ALL COALITION AND WE'RE SIGNATORY TO THE LETTER REQUESTING ABAG MTC CONSIDER A FORMAL ACTION IN THEIR JUNE MEETING. THIS IS IN DIRECT STAFF PURSUANT TO REGIONAL HOUSING BOND MEASURE IN NOVEMBER OF 2024. IT'S NECESSARY TO MEET THE NEEDS OF OUR REGION WITHIN THE FOOTPRINT THERE IS NOT A BASELINE LEVEL OF RESOURCES THAT LOCAL JURISDICTIONS HAVE IN WHICH TO SOLVE THE HOUSING CHALLENGES IN THEIR COMMUNITIES IT'S CRITICALLY IMPORTANT THAT WE START TO WORK AS A REGION. WE WANT TO LEND OUR VOICES TO WHAT YOU JUST HEARD FROM OUR PEER ORGANIZATIONS AND WE ARE BEYOND MEASURE EXCITED TO SEE THE TEAM GET ORGANIZED FOR THE BIG LIFT AHEAD FOR 2022. THANK YOU VERY MUCH.

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**CLERK, FRED CASTRO:** THANK YOU. CAN I ASK NTT TO SHOW THE BOARDROOM TO DETERMINE WHETHER WE HAVE ANY SPEAKERS AT THE BOARDROOM? THERE ARE NO SPEAKERS AT THE BOARDROOM. THANK YOU.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU FOR THOSE COMMENTS. LET US MOVE ON TO ITEM NUMBER THREE, WHICH IS AN ACTION ITEM, AND THIS IS AN ABAG HOUSING COMMITTEE ELECTION OF CHAIR AND VICE CHAIR. ARE THERE ANY NOMINATIONS FOR THE ABAG HOUSING COMMITTEE THERE --

**SPEAKER:** MR. CHAIR?

**JESSE ARREGUIN:** I WOULD LIKE TO MAKE A NOMINATION. I WOULD LIKE TO NOMINATE YOU AS THE PERMANENT CHAIR OF THE ABAG HOUSING COMMITTEE. AND THANK YOU FOR YOUR LEADERSHIP OVER THESE PAST FEW MONTHS STEPPING IN FOR FORMER CHAIR LORI WILSON, WITH THE BROADER WORK YOU HAVE DONE FOR THE AFFORDABLE HOUSING. AND I WOULD ALSO LIKE TO NOMINATE COUNCILMEMBER NEYSA FLIGOR AS VICE CHAIR.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU. I ASSUME -- I ACCEPT, AND CERTAINLY I ASSUME MS. FLIGOR, COUNCILMEMBER, YOU ACCEPT, ALSO?

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**NEYSA FLIGOR:** I ACCEPT THE HONOR AS WELL, TO SERVE AS VICE CHAIR.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** WITH THAT IS THERE A MOTION AND SECOND FROM THE ABAG HOUSING COMMITTEE TO ELECT THE CHAIR AND VICE CHAIR? OR ARE THERE ANY OTHER NOMINATIONS?

**KAREN MITCHOFF:** MITCHOFF SECONDS.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** MOVED AND SECONDED. IS THERE ANY DISCUSSION FROM ANY OF THE BOARD MEMBERS? HEARING NONE. ARE THERE ANY MEMBERS OF THE PUBLIC WHO WOULD LIKE TO COMMENT ON THIS ITEM?

**CLERK, FRED CASTRO:** THIS IS FRED THE CLERK. I DO NOT SEE ANY ATTENDEES WITH THEIR HAND RAISED. THERE WERE NO WRITTEN COMMENTS RECEIVED FOR THIS ITEM AND IF STAFF CAN SHOW THE BOARDROOM WHETHER THERE ARE ANY PUBLIC COMMENT SPEAKERS AT THE BOARDROOM? THERE ARE NONE. MAY I HAVE THE MAKER OF THE MOTION, PLEASE?

**JESSE ARREGUIN:** ARREGUIN.

**CLERK, FRED CASTRO:** ARREGUIN. OKAY. THANK YOU.

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**ABAG HC, V. CHAIR, CARLOS ROMERO:** SECOND MITCHOFF. WITH THAT, FRED, WILL YOU, AS THE CLERK, PLEASE CALL FOR THE VOTE OF THE ABAG HOUSING COMMITTEE?

**CLERK, FRED CASTRO:** YES. THE MOTION WAS BY ARREGUIN, SECOND BY MITCHOFF. MAYOR ARREGUIN?

**JESSE ARREGUIN:** YES.

**CLERK, FRED CASTRO:** COUNCILMEMBER BAS?

**NIKKI FORTUNATO BAS:** AYE.

**CLERK, FRED CASTRO:** SUPERVISOR CANEPA? IS ABSENT. COUNCILMEMBER EKLUND?

**PAT ECKLUND:** AYE.

**CLERK, FRED CASTRO:** COUNCILMEMBER ESPARZA IS ABSENT. COUNCILMEMBER FLIGOR?

**NEYSA FLIGOR:** YES.

**CLERK, FRED CASTRO:** SUPERVISOR MAR? IS ABSENT. SUPERVISOR MITCHOFF?

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**KAREN MITCHOFF:** YES.

**CLERK, FRED CASTRO:** SUPERVISOR RAMOS?

**BELIA RAMOS:** YES.

**CLERK, FRED CASTRO:** COUNCILMEMBER ROMERO?

**ABAG HC, V. CHAIR, CARLOS ROMERO:** YES.

**CLERK, FRED CASTRO:** SUPERVISOR SPERING?

**JAMES P. SPERING:** YES.

**CLERK, FRED CASTRO:** MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU. OUR NEXT ITEM IS ITEM NUMBER FOUR WHICH IS COMMITTEE MEMBER ANNOUNCEMENTS. THIS IS AN INFORMATION ITEM. AND ARE THERE ANY ANNOUNCEMENTS FROM THE MEMBERS OF THE COMMITTEES? AND IS THERE ANY MEMBER OF THE PUBLIC IF WE DON'T HEAR ANY ANNOUNCEMENTS FROM MEMBERS OF THE COMMITTEE, ANY MEMBERS OF THE PUBLIC WHO WISH TO GIVE PUBLIC

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COMMENT ON THIS ITEM? WILL THE CLERK INFORM US IF THERE ARE ANY MEMBERS ON EITHER SIDE THAT WOULD LIKE TO SPEAK?

**CLERK, FRED CASTRO:** I DO NOT SEE ANY MEMBERS WITH THEIR HAND RAISED, THERE WERE NO WRITTEN COMMENTS RECEIVED FOR THIS ITEM AND NO MEMBERS OF THE PUBLIC OF THE ATTENDEES WITH THEIR HAND RAISED, NO MEMBERS OF THE PUBLIC ARE AT THE BOARDROOM. THANK YOU.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** OKAY. THANK YOU. LET'S MOVE TO ITEM FIVE, THE CHAIR'S REPORT. OPPORTUNITY FOR CHAIRS OF THE TWO MEETS TO PROVIDE SOME PERSPECTIVE ON THE HOUSING ACTIVITIES GOING ON THIS MONTH. THIS IS AN INFORMATION ITEM, ONLY. AND I WILL GIVE THE ABAG HOUSING COMMITTEE REPORTS. FIRST OF ALL, I WOULD LIKE TO THANK ALL OF THE MEMBERS TODAY, AND THROUGH LETTERS WHO HAVE GIVEN COMMENTS REGARDING VARIOUS ITEMS BEFORE US, IN PARTICULAR THIS BALLOT MEASURE FOR 2024. WE APPRECIATE ALL OF YOUR INPUT, YOUR THOUGHTFUL COMMENTS, AND ARE LOOKING FORWARD TO CLOSELY EXAMINING THIS QUESTION REGARDING HOUSING READINESS FOR 2024 WHICH WE ALL AGREE IS A VERY CRITICAL ISSUE FOR THE NINE COUNTY BAY AREA. I BELIEVE MTC AND ABAG STAFF WILL BE ANALYZING ALL OF THE QUESTIONS, TIMING, FUNDING, AMOUNT OF SIZING IT, AND THE WHOLE BALLOT PROCESS. WE EXPECT THIS DISCUSSION TO BEGIN SHORTLY AND, OF COURSE, IT WILL BE A -- THERE WILL BE A SERIES OF DISCUSSIONS

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AND, OF COURSE, YOU ALL AS THE PUBLIC AS WELL AS MEMBERS ELECTED AS WELL AS BOTH MEMBERS OF THIS COMMITTEES WILL BE DISCUSSING NOT TO MENTION MTC AND ABAG. WITH THAT I WILL TURN TO MY COLLEAGUE, VICE CHAIR WORTH, TO SEE IF SHE WOULD LIKE TO ADD ANYTHING ON BEHALF OF THE BAHFA OVERSIGHT COMMITTEE?

**BAHFA V. CHAIR, AMY WORTH:** THANK YOU VERY MUCH CHAIR ROMERO. AND CONGRATULATIONS, AND THANK YOU TO YOU FOR YOUR SERVICE ON THIS COMMITTEE ONGOING. AND I ALSO WANT TO ADD MY THANKS TO ALL THE MEMBERS OF THE PUBLIC WHO PROVIDED COMMENTS TODAY. YOU KNOW, LOOKING THROUGH THE LIST OF INDIVIDUALS WHO SIGNED ON TO THE LETTER AND SPOKE TODAY, THESE ARE THE HEROES IN AFFORDABLE HOUSING THROUGHOUT THE BAY AREA. TRULY, THE WORK IS INCREDIBLE. I'M UP HERE IN SACRAMENTO RIGHT NOW FOR LEAGUE OF CALIFORNIA CITIES MEETING, AND WE HAVE BEEN MEETING WITH THE LEGISLATORS AND, CLEARLY, FOREFRONT OF THE ISSUES ARE PROVIDING RESOURCES TO CONSTRUCT AFFORDABLE HOUSING. AND, ALSO, THE SUPPORTIVE SERVICES THAT ARE REALLY IMPORTANT, ALSO. SO, I WANTED TO -- YOU KNOW, FOR MY CONCURRENCE WITH OUR CHAIR, SEEING THAT CREATING NEW RESOURCES FOR OUR JURISDICTIONS TO MEET THEIR HOUSING NEEDS IS MORE CRITICAL THAN EVER, AND WHEN WE LOOK AT THE DECLINE IN CONSTRUCTION OF AFFORDABLE HOUSING OVER THE LAST FEW HOUSING CYCLES, IT'S REALLY IMPERATIVE THAT WE TURN THIS AROUND AND WE FIND A WAY TO PROVIDE LOCAL FUNDING THAT, YOU KNOW, COULD BE LEVERAGED

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WITH STATE AND FEDERAL FUNDS. SO, WE REALLY APPRECIATE THE PUBLIC'S INPUT. OBVIOUSLY, THIS, TODAY, WAS UNDER PUBLIC COMMENT, SO WE WILL NEED TO TAKE ACTION IN A FUTURE -- YOU KNOW, HAVE IT COME BACK IN A FUTURE MEETING, BUT I REALLY LOOK FORWARD TO OUR NEXT CONVERSATIONS ON THIS ISSUE. AND, AGAIN, THANK YOU VERY MUCH TO THE PUBLIC WHO CAME TODAY AND WHO SENT US THE LETTER. SO THAT CONCLUDES MY REPORT.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU VERY MUCH, VICE CHAIR. I'M GOING TO ASK IS IF THERE ARE ANY MEMBERS OF THE COMMITTEES THAT WOULD LIKE TO COMMENT OR HAVE QUESTIONS ON WHAT YOU JUST HEARD IN TERMS OF BOTH REGIONAL REPORTS?

**JESSE ARREGUIN:** MR. CHAIR I WANT TO MAKE A BRIEF COMMENT TO BUILD ON WHAT YOU AND VICE CHAIR WORTH HAD STATED. YOU KNOW, WE WILL BE REACHING OUT TO THE BAY AREA HOUSING FOR ALL COALITION TO MEET TO DISCUSS NEXT STEPS AROUND MAKING A DECISION TO PUT A REGIONAL MEASURE ON THE BALLOT. THIS COMMITTEE AND THE BAHFA OVERSIGHT COMMITTEE ARE REALLY GOING TO BE AT THE CORE OF THE WORK TO HELP, NOT ONLY DEVELOP THAT MEASURE, BUT TO ADVANCE IT TO THE BALLOT. BUT I JUST WANT TO STATE MY COMMITMENT TO PRIORITIZE HOUSING IN 2024, YOU KNOW, POLL AFTER POLL, WHETHER IT'S THE BAY AREA COUNCIL'S REGIONAL POLL OR LOCAL POLLING, SHOWS THAT HOUSING AND HOMELESSNESS ARE AT THE TOP OF EVERYONE'S MINE HERE IN THE BAY AREA AND OUR

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HOUSING CRISIS IS GETTING MORE SEVERE. WE HAVE TO TAKE ACTION NOW AND YOU KNOW, LOOK FORWARD TO WORKING WITH ALL OF OUR HOUSING PARTNER WITH THE LEADERSHIP OF MTC TO HELP MOVE THIS CONVERSATION FORWARD. WHETHER THE DISCUSSION IS HERE OR AT THE JOINT MTC LEGISLATION COMMITTEE AND ABAG LEGISLATION COMMITTEE AROUND ADVANCING A MEASURE TO THE 2024 BALLOT. THANK YOU.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU, MAYOR. SUPERVISOR RABBIT? YOU HAVE YOUR HAND UP?

**DAVID RABBIT:** I APPRECIATE THAT VERY MUCH. AND I DO KNOW THAT HOUSING AND HOMELESSNESS CONSISTENTLY IS AT THE TOP AS AN ISSUE. HOWEVER, WHEN YOU ASK ABOUT THE REVENUE STREAM, IT FALLS SLIGHTLY. THAT PIECE FALLS SLIGHTLY. I WANTED TO MAKE MENTION. I THINK I HAVE MADE MENTION OF IT HERE BEFORE, BUT BECAUSE SOME AWARDS WERE JUST GRANTED, AFTER THE FIRES HERE IN SONOMA COUNTY THE COUNTY OF SONOMA AND SANTA ROSA FORMED A JOINT VENTURE CALLED THE RENEWAL ENTERPRISE DISTRICT WE PUT $10 MILLION TOWARDS THAT HOUSING FUND AND JUST AWARDED PROJECTS 627 UNITS SEVEN PROJECTS 350 AFFORDABLE, 56 OF THOSE TOTAL UNITS ARE GOING TO BE AFFORDABLE. THE GOOD THING HERE IS THAT IT'S A MIX OF MARKET RATE AND AFFORDABLE, OBVIOUSLY. ABOUT HALF OF THE DOLLARS WILL BE RETURNED IF THE FIRST FEW YEARS BECAUSE IT'S GAP FINANCING ON CONSTRUCTION AND WHAT NOT JUST TO GET PROJECTS OVER THE TOP WHICH IS A CONSISTENT

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PROBLEM IN THE NORTH BAY MAKING PROJECTS PENCIL OUT COMING UP SLIGHTLY SHORT AND THEN NOT FOLLOWING THROUGH. SO VERY PROUD OF THE FACT THAT BOTH THE CITY OF SANTA ROSA AND THE COUNTY OF SONOMA PUT THEIR OWN MONEY IN TO SPUR SOME ACTIVITY HERE. I JUST THOUGHT I WOULD MENTION IT SINCE IT'S SO TIED TO WHAT WE'RE DOING. AND I KNOW THAT OTHER JURISDICTIONS DO SIMILAR ACTIONS, AND ALSO LOOKING FORWARD TO SO WHAT WE CAN DO BAY AREA WIDE TO REALLY MAKE A DENT IN THE NEED THAT'S OUT THERE FOR AFFORDABLE HOUSING. THANK YOU.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU. I SEE SUPERVISOR GLOVER, PLEASE. YOU HAVE THE FLOOR.

**FEDERAL D. GLOVER:** YES. I AM VERY APPRECIATIVE TO THE ADVOCATES WHO HAVE COME TO THE FRONT TODAY, AND WITH THE REQUESTS THAT THIS BE PUT ON AN AGENDA. THERE IS A STRONG NEED FOR HOMELESS AND AFFORDABLE HOUSING THAT NEED HAS BEEN THERE FOREVER. SO THIS IS A LONG OVERDUE CONVERSATION, AND HAPPY TO SEE THAT IT'S MOVING FORWARD. AND, IN PARTICULAR, AS WE LOOK AT THE JOINT VENTURE THAT MTC AND ABAG IS IN, BECAUSE WE JUST KNOW THAT THERE IS NOT ENOUGH FUNDING TO MEET THOSE NEEDS. SO, JUST WANTED TO SAY I'M VERY HAPPY TO BE ABLE TO BE A PART OF THIS COMMITTEE AND MOVING THESE TYPE OF INITIATIVES FORWARD.

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**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU VERY MUCH. LET'S SEE. ARE THERE ANY MEMBERS OF THE PUBLIC WHO WOULD LIKE TO SPEAK? AND, ACTUALLY, I WANT TO MAKE SURE THAT MAYOR SCHAFF, IF SHE WANTS TO SPEAK, IF SHE CAN RAISE HER HAND? OR IF SHE IS ABLE TO -- JUST IN CASE, I DON'T KNOW EXACTLY WHAT THE TECHNOLOGY ISSUES ARE WITH HAVING HER SPEAK IF SHE WANTED TO SPEAK, BUT ON THE PUBLIC SIDE, I DON'T SEE ANYONE. BUT, FRED, CAN YOU LET US KNOW?

**CLERK, FRED CASTRO:** YES. NO MEMBERS OF THE ATTENDEES HAVE THEIR HAND RAISED, NO PUBLIC COMMENTS WERE RECEIVED FOR THIS ITEM AND I SEE THAT THERE ARE NO PUBLIC MEMBERS IN THE BOARDROOM. THANK YOU.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** GREAT. WITH THAT, WE'LL MOVE TO ITEM NUMBER SIX WHICH IS THE EXECUTIVE DIRECTOR'S REPORT. AND THIS IS AN INFORMATION ITEM. OUR EXECUTIVE DIRECTOR THERESE MCMILLAN WILL GIVE THE REPORT. PLEASE PROCEED.

**BRAD PAUL:** I'LL BE DOING THE REPORT FOR THERESE TODAY. THIS IS BRAD PAUL, DEPUTY EXECUTIVE DIRECTOR FOR LOCAL GOVERNMENT SERVICES. I WANT TO ADD TO STAFF'S THANKS TO THE PEOPLE WHO CAME TO SPEAK TODAY DURING PUBLIC COMMENT AND THE IMPORTANT COMMENTS AND THE LETTER THEY SUBMITTED, STAFF WILL BE WORKING WITH YOU AND THE LEADERSHIP TO MAKE THE INFORMATION YOU NEED

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IN THE MONTH OF JUNE AND TO MAKE THOSE IMPORTANT DECISIONS. THAT'S THE END OF MY REPORT.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** ANY QUESTIONS FROM THE COMMITTEE SIDE ON THIS ITEM? I DON'T SEE ANY HANDS. FRED, CAN YOU LET US KNOW IF MEMBERS OF THE PUBLIC WISH TO GIVE PUBLIC COMMENT ON THIS ITEM?

**CLERK, FRED CASTRO:** THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM. AND I SEE THAT THERE ARE NO PUBLIC MEMBERS IN THE BOARDROOM. THANK YOU.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** ALL RIGHT. THANK YOU. FLUSH. LET'S MOVE TO OUR NEXT ITEM, WHICH IS THE ABAG HOUSING COMMITTEE CONSENT CALENDAR. THERE IS ONE ITEM, WHICH IS APPROVAL OF THE ABAG HOUSING COMMITTEE MINUTES FROM APRIL THE 14th. THIS IS AN ABAG ACTION ITEM. SO WE WILL HAVE TO TAKE A VOTE, UNLESS THERE IS AN ITEM THAT THE HOUSING COMMITTEE WANTS TO PULL, BECAUSE THERE IS ONLY ONE, WE CAN VOTE ON THIS DIRECTLY. SO, IS THERE A MOTION TO APPROVE THE CONSENT CALENDAR AS PRESENTED TO US IN THE AGENDA?

**JESSE ARREGUIN:** MOVE APPROVAL, ARREGUIN.

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**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU. IS THERE A SECOND?

**BELIA RAMOS:** SECOND, RAMOS.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** MOTION AND SECOND. ANY DISCUSSION ON THE ITEM? HEARING NONE. FRED, COULD YOU PLEASE CALL ROLL CALL?

**CLERK, FRED CASTRO:** THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM. NO MEMBERS OF THE PUBLIC IN THE BOARDROOM. THIS IS THE VOTE ON THE MOTION BY ARREGUIN, SECOND BY RAMOS. MAYOR ARREGUIN?

**JESSE ARREGUIN:** YES.

**CLERK, FRED CASTRO:** THANK YOU. COUNCILMEMBER FORTUNATO BAS?

**NIKKI FORTUNATO BAS:** YES.

**CLERK, FRED CASTRO:** SUPERVISOR CANEPA IS ABSENT. COUNCILMEMBER EKLUND?

**PAT ECKLUND:** AYE.

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**CLERK, FRED CASTRO:** COUNCILMEMBER ESPARZA IS ABSENT. COUNCILMEMBER FLIGOR?

**NEYSA FLIGOR:** ABSTAIN.

**CLERK, FRED CASTRO:** SUPERVISOR MAR? IS ABSENT. SUPERVISOR MITCHOFF? SUPERVISOR MITCHOFF? IS ABSENT. SUPERVISOR RAMOS?

**BELIA RAMOS:** YES.

**CLERK, FRED CASTRO:** COUNCILMEMBER ROMERO?

**ABAG HC, V. CHAIR, CARLOS ROMERO:** YES.

**CLERK, FRED CASTRO:** SUPERVISOR SPERING?

**JAMES P. SPERING:** YES.

**CLERK, FRED CASTRO:** THANK YOU. MOTION PASSES SIX AYES ONE ABSTENTION.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU. I WILL HAND IT OVER TO THE VICE CHAIR.

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**BAHFA V. CHAIR, AMY WORTH:** THANK YOU, SIR. AND I WANT TO THANK FRED FOR PREPARING THIS SCRIPT SO WE COULD DO THE HANDOFFS. REALLY APPRECIATE IT. SO OUR NEXT ITEM EIGHT IS THE BAHFA OVERSIGHT COMMITTEE CONSENT CALENDAR. THAT CONTAINS TWO ITEMS, IT'S THE APPROVAL OF THE COMMITTEE MINUTES FOR APRIL 14TH AND ADOPTION OF BAHFA RESOLUTION 11 TO APPLY METROPOLITAN TRANSPORTATION COMMISSION RESOLUTION 3419, AND OTHER MTC RULES FOR THE ADMINISTRATION EMPLOYEE RELATIONS CONTRACTING AND OTHER BUSINESS OPERATIONS TO BAHA. SO, LET ME JUST ASK IF THERE ARE ANY MEMBERS OF THE COMMITTEE OR PUBLIC OR STAFF THAT WOULD LIKE TO EITHER REMOVE EITHER OF THESE ITEMS? FRED, DO YOU SEE ANYONE?

**CLERK, FRED CASTRO:** I SEE NO COMMITTEE MEMBERS WITH HANDS RAISED, NO MEMBER OF THE ATTENDEES WITH THEIR HAND RAISED.

**BAHFA V. CHAIR, AMY WORTH:** THANK YOU. WITH THAT I WOULD ENTERTAIN APPROVAL OF THE CONSENT CALENDAR ITEMS A AND B.

**FEDERAL D. GLOVER:** I WOULD MOVE APPROVAL OF THE CONSENT CALENDAR ITEMS A AND B.

**BAHFA V. CHAIR, AMY WORTH:** THANK YOU. MOVED BY COMMISSIONER GLOVER. AND I WOULD ENTERTAIN AN MTC.

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**CLERK, FRED CASTRO:** BAHFA.

**BAHFA V. CHAIR, AMY WORTH:** BAHFA, A SECOND? OKAY I'LL SECOND THAT IN THE INTEREST OF TIME. AND MOVING BACK THEN. FRED, MAY WE PLEASE HAVE AN OFFICER CALL.

**CLERK, FRED CASTRO:** NO MEMBERS OF ATTENDEES WITH THEIR HAND RAISED TO COMMENT ON THIS ITEM NO WRITTEN COMMENTS RECEIVED. NO MEMBERS OF THE PUBLIC ARE IN THE BOARDROOM. THE BAHFA OVERSIGHT COMMITTEE MOTION FROM GLOVER SECOND BY WORTH. COUNCILMEMBER ABE-KOGA IS ABSENT. SUPERVISOR CANEPA IS ABSENT. SUPERVISOR GLOVER?

**FEDERAL D. GLOVER:** YES.

**CLERK, FRED CASTRO:** SUPERVISOR RABBIT?

**DAVID RABBIT:** AYE.

**CLERK, FRED CASTRO:** SUPERVISOR RONEN? IS ABSENT. MAYOR SCHAFF? IS ABSENT. COUNCILMEMBER WORTH?

**BAHFA V. CHAIR, AMY WORTH:** AYE.

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**CLERK, FRED CASTRO:** VICE CHAIR WORTH, THIS IS FRED. SO, WE NEED TO DEPUTIZE SUPERVISOR SPERING TO MAINTAIN QUORUM OF THE BAHFA OVERSIGHT COMMITTEE.

**BAHFA V. CHAIR, AMY WORTH:** TERRIFIC.

**CLERK, FRED CASTRO:** SO --

**BAHFA V. CHAIR, AMY WORTH:** SO, MR. SPERING, WOULD YOU DO US THE HONOR?

**JAMES P. SPERING:** YES. AS AN AYE.

**CLERK, FRED CASTRO:** THANK YOU. SO THE MOTION PASSES WITH FOUR VOTES AYE. THANK YOU.

**BAHFA V. CHAIR, AMY WORTH:** THANK YOU VERY MUCH. AND I'LL NOW TURN IT BACK TO OUR HOUSING COMMITTEE CHAIR.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU. MOVING ON TO ITEM NUMBER NINE WHICH IS OUR REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM. IT'S AN UPDATE ON THIS ISSUE. THIS IS AN INFORMATION ITEM. I BELIEVE HEATHER PETERS, STAFF PERSON WILL BE GIVING THIS REPORT. MS. PETERS WOULD YOU PLEASE PROCEED?

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**HEATHER PETERS:** THANK YOU VERY MUCH. GOOD AFTERNOON ALL.

**CLERK, FRED CASTRO:** EXCUSE ME.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** HEATHER, YOU ARE A LITTLE MUFFLED NOW YOU ARE SILENT.

**HEATHER PETERS:** I'M TRYING TO GET THE -- [INDISCERNIBLE] IS THIS BETTER?

**ABAG HC, V. CHAIR, CARLOS ROMERO:** YES. MUCH BETTER. YAY.

**HEATHER PETERS:** GREATLY. THANK YOU. I HAVE THIS FANCY THING ON MY DESK AND OBVIOUSLY DON'T KNOW HOW TO USE IT. GLAD TO BE HERE. PLEASE GO AHEAD AND START THE SLIDES. I WON'T DELAY ANY FURTHER. [LAUGHTER] OKAY. NEXT SLIDE, PLEASE. I'M HERE TO GIVE YOU THE UPDATE ON THE REGIONAL HOUSING ASSISTANCE, TECHNICAL ASSISTANCE. IF I CAN GET THE NEXT SLIDE, PLEASE. OKAY. SO, I'M GOING TO UPDATE YOU ON FOUR DIFFERENT TOPICS TODAY. THE FIRST ONE IS GOING TO BE HCD'S ACTIONS ON THE SIX CYCLE HOUSING ELEMENTS TO DATE. AS MOST OF YOU KNOW, WE ARE NOT THE FIRST REGION TO GO THROUGH THIS CYCLE, AND OUR SOUTHERN CALIFORNIA JURISDICTIONS AND THE SACRAMENTO AREA HAVE ALREADY GONE THROUGH IT. SO WE HAVE THE BENEFIT OF LOOKING AT COMMENTS BY HCD ON THEIR HOUSING ELEMENTS. NUMBER TWO, WE'RE GOING TO TALK

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ABOUT RECENTLY RELEASED TECHNICAL ASSISTANCE INCLUDING ON THE SB NINE. NUMBER THREE, I'LL BRING YOU UP-TO-DATE ON THE HOUSING ELEMENT DEADLINES AND CONSEQUENCES, AND NUMBER FOUR, JUST TOUCH BASE ON LOCAL SUBALLOCATIONS OF OUR REAP FUNDING. AND IF WE COULD GO TO THE NEXT SLIDE, PLEASE? SO, WHAT WE DID WAS WE TOOK A SAMPLING OF HCD LETTERS THAT HAVE BEEN ISSUED ON THESE ELEMENTS THAT HAVE BEEN PRODUCED TO DATE. IT'S NOT OPTIMISTIC. [LAUGHTER] WHAT WE HAVE HERE IS A TOTAL NUMBER OF ELEMENTS THAT HAVE BEEN SUBMITTED AS OF APRIL 14TH. THERE MIGHT BE SOME VARIATION HERE, BUT NOT MUCH. THE CONCERN, HERE, IS, OBVIOUSLY, THE LAST NUMBER HERE. THE DEADLINES, THOSE WHO WERE IN SAN LUIS OBISPO AREA, THEY WERE DUE DECEMBER 31ST IN 2020. THAT WAS QUITE SOMETIME AGO, IT WAS BEFORE HCD ISSUED AFFH GUIDELINES, AND THEY RECEIVED 100% CERTIFICATION. THERE WERE ONLY EIGHT OF THEM. THEY'RE NOT VERY RELEVANT TO OUR CIRCUMSTANCES TODAY. THE NEXT DEADLINE WAS FOR THE SANDAG REGION, SAN DIEGO. THAT WAS APRIL 15TH, 2021. THEY HAVE 19 SUBMITTED AND 37% COMPLIANCE. AGAIN, THAT WAS BEFORE AFFH GUIDANCE WAS ISSUED. SO, AFFIRMATIVELY FURTHERING FAIR HOUSING IS A MAJOR NEW CHANGE TO LAW, AND HCD WAS VERY SLOW IN GETTING THEIR GUIDANCE OUT. SO SANDAG, EVEN AT A LOWER BAR, BECAUSE THEIR GUIDANCE -- THE GUIDANCE WAS ANNOUNCED STILL HAD ONLY ACHIEVED 37% COMPLIANCE. SACOG, WHICH WAS DUE JUST A MONTH LATER, AND JUST, LITERALLY, LIKE TWO OR THREE WEEKS AFTER THAT AFFH GUIDANCE CAME OUT, SACRAMENTO AREA, THEY HAD 28 ELEMENTS

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SUBMITTED. AND THEY ACHIEVED A HIGHER COMPLIANCE RATE, BUT, STILL, ONLY 61%. THE REALLY FRIGHTENING NUMBER IS SCAG, THE SOUTHERN CALIFORNIA REGION WAS DUE OCTOBER OF LAST YEAR. THIS WAS WELL AFTER THE GUIDANCE WAS ISSUED. THIS WAS WHEN HCD BEGAN MAKING VERY DETAILED COMMENTS ON AFFH, AND SOME OF THE OTHER THINGS THAT THEY LEARNED FROM REVIEWING THE PRIOR ELEMENTS. AND OF 197 ELEMENTS SUBMITTED, ONLY 4% HAVE BEEN FOUND COMPLIANT. AND I CHECKED THAT STATISTIC, AND THAT'S STILL UPDATED AS OF THIS MORNING. NEXT SLIDE, PLEASE. SO, WHAT WE DID WAS, WE WANTED TO LEARN FROM THOSE THAT WENT BEFORE US, AND WE PULLED OUT ABOUT 33 LETTERS THAT REPRESENTED ALL KINDS OF JURISDICTIONS. GIANT JURISDICTIONS, TINY JURISDICTIONS, URBAN JURISDICTIONS, RURAL JURISDICTIONS, THAT MIRRORED THE DIVERSITY OF OUR ABAG REGION. AND, OF THOSE COMMENT LETTERS THAT WE REVIEWED IN GREAT DETAIL, IS THERE IS A MEMO IN YOUR PACKET, 84% OF THOSE LETTERS RECEIVED AFFH COMMENTS, AND SOME OF THEM EXTREMELY DETAILED. 94% -- 94AFFH, 94% RECEIVED COMMENCE ON-SITES INVENTORY. THAT ALSO IS BROKEN DOWN A LITTLE BIT FURTHER. AND THE TWO MOST COMMON TYPES OF SITES INVENTORY COMMENTS WE SAW WERE REALISTIC CAPACITY ANALYSIS NOT BEING SUFFICIENT IN 73% OF THE SAMPLE LETTERS, AND NON-VACANT SITES ANALYSIS NOT BEING SUFFICIENT IN 65% OF THE LETTERS. FOR THOSE OF YOU THAT DON'T DO HOUSING ELEMENTS DAY IN AND DAY OUT, REALISTIC CAPACITY IS A REQUIREMENT THAT YOU HAVE, IF YOU DESIGNATE A SITE FOR LOW-INCOME HOUSING OR EXTREMELY LOW-

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INCOME HOUSING, OR ABOVE MODERATE HOUSING, YOU NEED TO PROVIDE AN ANALYSIS THAT SAYS, WITH THE EXISTING CONSTRAINTS ON THE SITE, AS WELL AS ZONING, ENVIRONMENTAL CONCERNS, INFRASTRUCTURE, AND THE ECONOMIC REALITY OF DEVELOPING THAT SPECIFIC SITE, YOU NEED TO SAY THAT, YES, IT IS REALISTIC THAT THAT SITE WILL BE DEVELOPED AT THE DENSITIES AND AT THE INCOME LEVELS THAT YOU ARE SAYING IN YOUR SITE'S CAPACITY. ALSO, THE NON-VACANT SITES, FOR EXAMPLE, YOU COULD CERTAINLY LIST A DYING MALL OR A DYING OFFICE PARK AS A SITE THAT'S LIKELY TO REDEVELOP IN EIGHT YEARS, BUT ALSO HAVE TO PROVIDE A SUFFICIENT ANALYSIS OF THAT. FINALLY, PUBLIC PARTICIPATION, WERE IN THE TOP THREE, AND THAT'S 67% COMMENTS. THE GOOD NEWS IS, WE HAVE -- THIS IS NOT A SURPRISE TO US, AND WE HAVE EXTENSIVE TECHNICAL ASSISTANCE AVAILABLE ON EACH OF THESE. SO IF I COULD HAVE THE NEXT SLIDE PLEASE, WE'LL TALK ABOUT THAT. AS YOU CAN SEE THERE IS DEEP, DEEP TECHNICAL ASSISTANCE AVAILABLE ON EACH OF THESE. THE LINKS YOU SEE HERE ARE ACTIVE LINKS IN THE SLIDE DECK THAT GET YOU RIGHT TO THOSE TOPICS. WE HAVE DONE SEGREGATION REPORTS FOR EACH OF YOUR LOCAL JURISDICTIONS. SO, YOU WILL HAVE ALL THE DATA THAT HCD WANTS TO SEE FOR YOUR LOCAL JURISDICTION ALREADY DONE FOR YOU, AND THEN YOUR STAFF WILL NEED TO CONNECT IT TO YOUR LOCAL CIRCUMSTANCES, YOUR OUTREACH TO ALL THE POPULATIONS IN YOUR JURISDICTION, AND THEN CONNECT IT, ALSO, TO YOUR PROPOSED POLICIES AND PROGRAMS. WE HAVE -- WE HAVE AFF POLICY TIPS,

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POLICY TOOL KITS, WE HAVE LOTS OF DATA INCLUDING MAPS TOOLS WE HAVE HIGH-RESOURCE AREA Q&A SESSION WITH RECORDINGS ON AFFH PUBLIC PARTICIPATION WE HAVE COMMUNICATES GUIDE TO TALK HOW TO TALK ABOUT HOUSING WE HAVE AVAILABLE SPECIFICALLY ENGAGING EQUITY PRIORITY COMMUNITIES AND MULTILINGUAL TEMPLATES FOR SOCIAL MEDIA AND SURVEYS IT'S VERY COMMON THAT YOU HAVE OUTREACH TO ALL THE DIFFERENT MONO LINGUAL AND ALL THE NON-ENGLISH PRIMARY SPEAKING COMMUNITIES, AND IN ADDITION TO SPECIAL NEEDS POPULATIONS. WE ALSO HAVE TRANSLATION SERVICES AVAILABLE AT -- THERE IS A CERTAIN AMOUNT PER JURISDICTION THAT WILL PROVIDE THAT. THEN WE HAVE OUR HES MODULE WHICH WE HAVE GIVEN EXTENSIVE TA ON, AND IT'S JUST RECENTLY BEEN UPGRADED WITH A REALISTIC CAPACITY MODULE THAT WILL HELP YOU DO SOME OF THAT MATH THAT I JUST TALKED ABOUT AS YOUR BASELINE, AND, AGAIN, YOU HAVE TO DO YOUR LOCAL ANALYSIS OF IT. NEXT SLIDE, PLEASE. OUR NUMBER ONE REQUEST FOR IT. A HAS BEEN ON SB NINE IMPLEMENTATION. AND AS YOU CAN SEE HERE, I WON'T READ THEM ALL. THERE'S A BIG SWEEP OF TECHNICAL ASSISTANCE PIECES AVAILABLE ON SB NINE. I WANT TO CALL TO YOUR ATTENTION THE LAST TWO ON EACH COLUMN HERE. DRAWINGS ARE HOME TYPES ENABLED BY SB NINE. THIS IS SOMETHING THAT'S REALLY IMPORTANT FOR PEOPLE TO BE ABLE TO VISUALIZE WHAT DOES THIS LOOK LIKE. IT'S VERY SCARY WHEN YOU DO DUPLEXES AND QUADS IN YOUR NEIGHBORHOODS. THIS WILL HELP PEOPLE TO BRING PEOPLE TO SAY, OH THAT'S WHAT THAT LOOKS LIKE. ALSO SB GUIDANCE ON

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CLAIMING CREDIT FOR SB9 UNIT IN RHNA. I WON'T TAKE UP TOO MUCH OF YOUR TIME HERE, BUT JUST TO SAY THAT IT'S VERY, VERY DIFFICULT TO DO. IT'S AN EXTREMELY HARD BAR, AND YOU REALLY NEED TO LIST THE SITES THAT YOU BELIEVE WILL REDEVELOP AN SB9. WE HAVE LOTS OF THAT AVAILABLE, AND YOU CAN ALWAYS REACH OUT TO OUR STAFF AND THE PLANNING COLLABORATIVES AT THE REGIONAL LEVEL FOR MORE DETAILED ANALYSIS ON THAT. AND THERE IS A LINK HERE THAT'S AN ACTIVE LINK TO GET TO YOU THAT. TA. NEXT SLIDE, PLEASE. NOW SHIFTING GEARS TO THE THIRD SUBJECT WHICH I TOLD YOU I WOULD COVER. THE DEADLINES HAVE SHIFTED AND THE CONSEQUENCES. YOU MAY HAVE HEARD FROM YOUR STAFF THAT THE DEADLINES THAT THEY PRESENTED TO YOU, AND THE WORK PLAN THAT THEY PRESENTED TO YOU A YEAR OR MORE AGO, HAVE SHIFTED. AND THEY HAVE. THERE WAS A LAW PASSED IN THE MIDDLE OF THE PLANNING CYCLE THAT REQUIRED A NEW PUBLIC COMMENT PERIOD, AND, ALSO, EXTENDED HCD'S INITIAL REVIEW PERIOD OF YOUR DRAFTS. AND IN ORDER TO WORK BACKWARDS FROM THE JANUARY 2023 DEADLINE AND WORK IN THE ADDITIONAL REVIEW PERIOD AND WORK INTO THE PUBLIC HEARINGS, IT'S A LOT SHORTER. IT'S EFFECTIVELY 70 DAYS SHORTER THAN EVERYONE ANTICIPATED TO BE WHEN WE BEGAN THIS PROCESS. FLUSH ISSUE IN AND THEN CERTIFICATION BY HCD IS MAY 31ST. THAT'S THE 120 DAY GRACE PERIOD THAT PEOPLE HAVE HEARD IN THE PAST. SO, THERE IS A LINK HERE FOR YOUR VERY DETAILED TIMELINE IF YOU WOULD LIKE TO SEE MORE. BUT IF WE CAN HAVE THE NEXT SLIDE, PLEASE, I'M GOING TO TALK ABOUT SOME OF THE

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CONSEQUENCES IF FOLKS DO NOT MEET THESE NEW DEADLINES. AND, YOU KNOW, WE'RE HEARING THAT THIS IS A REAL CONCERN FOR FOLKS IN OUR REGION. NOW, JANUARY 31ST -- NEXT SLIDE, PLEASE. JANUARY 31ST, 2023 IS THE STATUTORY DEADLINE. AND AS YOU SEE ON THIS GRAPHIC, THERE ARE TWO THINGS THAT HAPPEN IF YOU DON'T MEET THAT DEADLINE. THE FIRST IS, IF YOU -- IF YOU HAVE ENOUGH SITES IN YOUR INVENTORY, AND YOU DON'T NEED TO DO REZONING, THAT'S AWESOME, BUT MANY, MANY OF OUR JURISDICTIONS ARE GOING TO NEED TO REZONE TO MEET THESE NEW HIGHER RHNA NUMBERS. IF YOU HAVE NOT DONE ALL YOUR REZONING, COMPLETED IT ALL, IN ADDITION TO FINALIZING YOUR HOUSING ELEMENT BY JANUARY 31ST, ANY REZONING THAT YOU DO MUST BE BY RIGHT. THAT MEANS IT'S A MINISTERIAL APPROVAL FOR HOUSING. IF YOU HAVE NO REZONING TO DO, OR YOU GET ALL YOUR REZONING DONE BY JANUARY 31ST, YOU CAN STILL HAVE THE NORMAL PROCESSES OF HOUSING. ON THE RIGHT SIDE, ALSO, IF A HOUSING ELEMENT, IF A COMPLIANT HOUSING ELEMENT IS NOT ADOPTED BY JANUARY 31ST, 2023, YOU'RE CONSIDERED OUT OF COMPLIANCE AND YOUR JURISDICTION WILL NOT BE ELIGIBLE FOR CERTAIN STATE FUNDING UNTIL YOU COME INTO COMPLIANCE. THE NEXT DEADLINE THAT YOU SHOULD BE AWARE OF IS MAY 2023. NOW, THIS IS THE 120 DAYS AFTER THE DEADLINE, WHICH MOST PEOPLE HAVE CALLED THE SAFE HARBOR ZONE, IF HCD HAS NOT CERTIFIED YOUR HOUSING ELEMENT BY THAT DEADLINE AND YOU MUST DO REZONING, YOU WILL ONLY HAVE ONE YEAR TO REZONE, INSTEAD OF THE THREE YEARS THAT HAS BEEN TYPICAL OF PRIOR YEAR CYCLES. AND THAT YEAR RUNS FROM

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THE DEADLINE, NOT FROM THE SAFE HARBOR. SO, IF THE HOUSING ELEMENT IS NOT CERTIFIED BY HCD BY THE END OF MAY, THEN REZONING THAT MUST BE DONE, NEEDS TO BE DONE BY JANUARY 2024. AND IF YOU ARE OUT OF -- YOU COULD TECHNICALLY BE IN COMPLIANCE, AND THEN FALL OUT OF THE COMPLIANCE IF YOU DON'T COMPLETE YOUR ZONING, AND SAME CONSEQUENCES THERE. THERE IS A REALLY DETAILED CONSEQUENCES MEMO ON OUR WEB SITE, AND YOU CAN ALWAYS GET IT BY REACHING OUT TO ME OR TO HOUSING TA AT BAY AREA@METRO.GOV. NEXT SLIDE, PLEASE. NOW I'M SHIFTING INTO OUR FINAL UPDATE. THIS SLIDE WAS PRESENTED -- PREPARED IN APRIL, AND I'M HAPPY TO REPORT THAT, AS YOU KNOW, 109 JURISDICTIONS, EVERY JURISDICTION IN THE REGION, HAS BEEN SUBALLOCATED SOME OF THE REGIONAL REAP FUNDING. THIS SLIDE WAS SLIDE WAS PREPARED WHEN WE HAD 41 JURISDICTIONS THAT HAD YET TO REACH OUT TO CLAIM THAT FUNDING. I'M HAPPY TO REPORT SINCE THIS WAS PREPARED, WE HAVE HEARD FROM ANOTHER 11. SO THERE ARE 30 REMAINING FOR US TO REACH OUT TO, AND WE'RE ACTIVELY TRYING TO GET TO THEM, THE JURISDICTIONS ARE IN THE MEMO IN YOUR PACKET, AND, LIKE I SAID, 11 OF THOSE HAVE REACHED OUT. WE'RE JUST BRINGING THIS TO YOUR ATTENTION NOW BECAUSE THE FUNDING IS USE IT OR LOSE IT. AND IF WE ARE NOT ABLE TO REACH THESE JURISDICTIONS AND GET THEIR DRAFT GRANT AGREEMENTS DONE, WE'RE GOING TO BE COMING BACK TO YOU AND TALK ABOUT REPROGRAMMING SOME OF THAT MONEY. BECAUSE WE DON'T WANT TO LOSE A DIME. AND WITH THAT, YOU CAN GO TO THE NEXT SLIDE. THAT CONCLUDES MY

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PRESENTATION. AND I'M HAPPY TO TAKE ANY QUESTIONS THAT ANYONE MAY HAVE.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU, MS. PETERS. IS THERE ANY DISCUSSION BY MEMBERS OF THE COMMISSION OR QUESTIONS ON THE REPORT? PAT, WHY DON'T WE START WITH YOU. COUNCILMEMBER EKLUND?

**PAT ECKLUND:** SO, HEATHER, OF THE 11 THAT HAVE RESPONDED, CAN YOU LET ME KNOW WHETHER SAN ANSELMO AND SAUSALITO AND MARIN COUNTY, ARE ANY OF THOSE THREE OF THE 11?

**HEATHER PETERS:** MARIN COUNTY HAS RESPONDED, BUT SAN ANSELMO AND SAUSALITO HAVE NOT.

**PAT ECKLUND:** OKAY. I WILL SPEAK --

**HEATHER PETERS:** AS BEST AS I KNOW, WE HAVE LOTS OF PEOPLE TALKING TO LOTS OF FOLKS. I DON'T WANT TO GET ANYONE INTO TROUBLE. AS BEST I KNOW AND AM AWARE OF THEY HAVE NOT RESPONDED YET.

**PAT ECKLUND:** I CAN ASK THEM TO CALL YOU DIRECTLY?

**HEATHER PETERS:** ABSOLUTELY.

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**PAT ECKLUND:** I WILL DO THAT TODAY.

**HEATHER PETERS:** THANK YOU.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU. MAYOR WORTH?

**BAHFA V. CHAIR, AMY WORTH:** THANK YOU MR. CHAIR. I REALLY WANT TO PREFACE MY QUESTION TO OUR STAFF, BIG THANKS TO OUR MTC STAFF YOU HAVE DONE A PHENOMENON JOB IN ADDITION TO SERVING ALL OUR REGIONAL NEEDS ON THE GROUND IN OUR LOCAL COMMUNITIES, AND AT THE VERY BEGINNING THERE WAS CONCERN GIVEN ALL THE CHANGES AND CITY RESOURCES WE WERE GOING TO BE REALLY CHALLENGED TO DO THE WORK AND ADOPT THESE HOUSING ELEMENTS AND THE FUNDING AND TECHNICAL ASSISTANCE THAT STAFF PROVIDED HAVE BEEN ABSOLUTELY INVALUABLE. I WANT TO THANK YOU SO MUCH FOR THAT. AND FOLLOWING UP HEATHER ON YOUR ANALYSIS OF THE HCD LETTERS YOU KNOW, ONE OF THE BIG CHALLENGES WE'RE ALL EXPERIENCING GIVEN THE BIG CHANGES IN RHNA NUMBERS TO ACCOMMODATE, THERE IS NOT A LOT OF VACANT LAND, PROBABLY NO VACANT LAND TO DO ANYTHING AND IF IT IS VACANT YOU'RE WONDERING WHY IS IT SO LITTLE. SO MY QUESTION IS, IS THIS, KIND OF HCD STRONG DESIRE, IT SOUND LIKE, TO PROVIDE SOME CLARITY, AND SOME SORT OF CRYSTAL BALLING SOME OF THESE PROPERTIES THAT OUR HOPE IS IN THE REDEVELOPMENT, IT'S ALL IN

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THE HAND OF THE PROPERTY OWNERS. SO CAN YOU GIVE US MORE INSIGHT IN TERMS OF THE KINDS OF QUESTIONS AND WHAT KIND OF ANSWERS THAT HCD IS LOOKING FOR? SINCE MANY OF THESE PROPERTIES ARE LEASED. THEY HAVE, YOU KNOW, TENANT IN THEM, BUT, OBVIOUSLY, FOR MANY CITIES, THOSE ARE THE LOCATIONS WHERE WE CAN BEST ZONE FOR FUTURE HOUSING. SO, ANY INSIGHT IN TERMS OF THOSE -- THAT PARTICULAR CHALLENGE?

**HEATHER PETERS:** YEAH. THANK YOU. THAT'S A GREAT QUESTION. AND AS I MENTIONED, NON-VACANT SITES IS ONE OF THE MOST COMMENTED TOPICS. SO, IT'S LITERALLY SITE BY SITE BY SITE SPECIFIC. BUT I CAN GIVE YOU SOME OVERARCHING COMMENTS. AND NUMBER ONE IS, THEY, REACHING OUT TO THE PROPERTY OWNER, IF POSSIBLE, IS ALWAYS, YOU KNOW, GOLD STANDARD NUMBER ONE. IF YOU HAVE A LETTER FROM A PROPERTY OWNER SAYING YES I'M INTERESTED IN THIS. BUT IT'S NOT ENOUGH, JUST HAVING A LETTER. YOU HAVE TO PROVE THAT THERE IS AN ECONOMIC BENEFIT FOR IT. SO, THERE ARE ECONOMISTS ANALYSIS, THE HIGHEST AND BEST USE FOR THAT PROPERTY, IF IT'S AN AGING STRIP MALL THAT HAS BEEN VACANT FOR MANY YEARS, IT'S VERY EASY -- WELL NOT EASY -- BUT TO MAKE THE CASE THAT THE ECONOMIC BENEFIT FOR TURNING THAT PROPERTY IS GOING TO SPUR IT TO HAPPEN EVEN IF YOU DON'T GET A LETTER FROM THE PROPERTY OWNER. IT'S MUCH HARDER TO SAY, HERE IS A, YOU KNOW, THRIVING BUSINESS, I'LL CALL OUT SOMETHING THEY READ IN THE PRESS RECENTLY, THE CITY OF MANHATTAN BEACH HAS DESIGNATED

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THEIR COUNTRY CLUB AS A SITE FOR HOUSING, AND IT WAS NOT WELL-RECEIVED BY HCD, BECAUSE THE PROPERTY HAD JUST BEEN SOLD FOR MANY TENS OF MILLIONS OF DOLLARS, AND THERE WAS NO REASONABLE LIKELIHOOD THAT IT WOULD BE TURNED INTO HOUSING IN THE NEXT EIGHT YEARS. SO, SOMEWHERE BETWEEN THAT AND THE PERFECT SITE WHERE THE OWNER SAYS, YES, I HAVE GOT A DEVELOPER READY TO BUILD IT, IT'S A VERY GRAY AREA. AND WE ARE -- WE ARE HAPPY TO WORK WITH YOUR STAFF AT THE SITE LEVEL THROUGH OUR COLLABORATIVES. EACH COUNTY HAS AN ABAG FUNDED HALFTIME STAFF CONSULTANT, AND THEY ARE THERE FOR YOU TO WORK THROUGH THESE THINGS. AND THEY'RE ALSO THERE -- HCD HAS A -- IT'S A PUBLIC CHECKLIST OF WHAT THEY LOOK FOR WHEN THEY REVIEW YOUR ELEMENT, AND THEY SAY THAT THEY ARE GETTING A LOT OF UNFORCED ERRORS, WHERE SOMEBODY JUST, LIKE, DIDN'T CATCH THIS THING OR THAT THING, AND THE COUNTY COLLABORATIVE TECHNICAL ASSISTANCE PROVIDERS WOULD BE HAPPY TO GET -- TO BE A SECOND SET OF EYES BEFORE YOU TURN ANYTHING IN, TO MAKE SURE YOU HAVEN'T MISSED SOMETHING VERY OBVIOUS, BUT ALSO TO GIVE YOU THE TECHNICAL ASSISTANCE ON NOMINATING SITES OR POLICIES OR WHATEVER IS OF PARTICULAR INTEREST IN YOUR JURISDICTION.

**BAHFA V. CHAIR, AMY WORTH:** GREAT. THANK YOU SO MUCH. THAT'S REALLY HELPFUL TO KNOW THAT AND HAVE THAT PART OF THIS DISCUSSION. SO, THANK YOU.

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**HEATHER PETERS:** THANK YOU.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU. VICE CHAIR FLIGOR, CONGRATULATIONS ON YOUR ELECTION.

**NEYSA FLIGOR:** THANKS CHAIR ROMERO, AND SAME TO YOU. THANK YOU FOR THE PRESENTATION, I WANT TO ECHO EVERYTHING MAYOR WORTH SAID. IT'S VERY HELPFUL. TWO QUESTIONS, AND YOU MAY HAVE ALREADY STARTED ANSWERING ONE, HOW DO YOU DEFINE REALISTIC CAPACITY. THAT'S SOMETHING THAT'S COME UP IN ALL OUR COMMUNITY MEETINGS WE HAVE HIRED A CONSULTANT EXPLAINING WHAT IT MEANS BUT WE HAVE RESIDENTS WHO THINK IT MEANS SOMETHING ELSE. AN EXAMPLE AND YOU TOUCHED ON IT WAS WHETHER OR NOT AN OWNER NEEDS TO SUBMIT A LETTER, WHETHER OR NOT THE CITY NEEDS TO HAVE A LETTER SHOWING THAT THE OWNER IS WILLING TO DEVELOP THE PROPERTY, AND WHETHER OR NOT THAT'S A REQUIREMENT. SO, IF YOU COULD BRIEFLY TOUCH ON, YOU KNOW, IS THE MEASUREMENT FOR REALIST CAPACITY REASONABLE LIKELIHOOD, YOU KNOW, IS THAT A STANDARD, YOU KNOW, THE MEASUREMENT TO DETERMINE IF THERE IS REALISTIC DEVELOPMENT CAPACITY FOR CERTAIN SITES. AND THE OTHER QUESTION I HAVE, HEATHER IS JUST ON SEEING THE LOW NUMBER OF CITIES WHO ARE BEING CERTIFIED, AND YOU KNOW THEY'RE COMING UP ON THEIR SAFE HARBOR DEADLINE. HAS THERE BEEN ANY TALK AT HCD TO FURTHER EXTEND THAT SAFE HARBOR? IT'S VERY CONCERNING. ESPECIALLY IF THERE ARE CITIES REALLY WORKING HARD

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TO MEET THE DEADLINE, AND FOR MANY DIFFERENT REASONS, THEY'RE JUST NOT ABLE TO. I MEAN, THE CONSEQUENCES ARE GREAT.

**HEATHER PETERS:** IS THAT IT? I DIDN'T WANT TO INTERRUPT YOU. THIS ZOOM THING IS SO HARD SOMETIMES. CONGRATULATIONS ON YOUR ELECTION. I'M GLAD TO BE WORKING WITH YOU. THE -- LET'S SEE IF I CAN REMEMBER ALL THE PIECES. REALISTIC CAPACITY IS A LITTLE LIKE ART. YOU KNOW IT WHEN YOU SEE IT. [LAUGHTER] AND IT'S VERY, VERY FRUSTRATING. HCD HAS SOME DETAILED GUIDANCE ON METRICS AND THINGS, DATA POINTS TO LOOK AT. AND SUPER EXCITED ABOUT THE HES TOOL, THE HOUSING ELEMENT SITE SELECTION TOOL THAT OUR DATA TEAM AND STAFF ON OUR TEAM, THEY HAVE TAKEN ALL THE HCD METRICS GONE LINE BY LINE BY LINE AND THEY HAVE PUT THEM IN THE TOOL, SO IF YOU HAVE A SPECIFIC SITE, YOU CAN LOOK IT UP, AND IT WILL TELL YOU, ACCORDING TO OUR BEST GUESS OF WHAT HCD IS TALKING ABOUT, LIKE, HERE ARE THE DATA POINTS THAT THEY SAID THEY ARE LOOKING AT, HERE IS WHAT WE THINK REALISTIC CAPACITY STARTING POINT WOULD BE, ASSUMPTION WOULD BE, AND IT'S NOT A SAFE HARBOR. IT'S NOT A BLESSING. IT'S NOT ABAG'S DETERMINATION. WHAT IT IS, HERE ARE THE DATA POINTS HERE IS WHAT YOU AS LOCAL STAFF WHO MAY KNOW THAT SITE MAY KNOW THE OWNER, DEVELOPERS WHO ARE INTERESTED IN IT, KNOW ALL YOUR LOCAL THINGS. THEY KNOW YOU HAVE LOCAL POLICY TO HAVE HIGHER INCLUSIONARY, OR ENCOURAGE AFFORDABLE HOUSING OR ALL THESE THINGS WE CAN'T KNOW FOR EVERYONE, THAT'S WHERE THE LOCAL

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ANALYSIS COMES IN. AND SITE BY SITE BY SITE. THE OTHER QUESTION ABOUT THE DEADLINE IS HOT TOPIC. I WAS LITERALLY TALKING TO OUR LEGISLATIVE AND PUBLIC AFFAIRS TEAM ABOUT THIS, THIS MORNING, THEY'RE EQUALLY CLOSELY ENGAGED WITH IT. THE ANSWER S UNFORTUNATELY, HCD HAS ZERO DISCRETION. THIS IS SET BY STATUTE. THESE DEADLINES ARE SET IN STONE, AND HCD REALLY HAS, LIKE, DEEP PAIN FOR THE JURISDICTIONS IN SOUTHERN CALIFORNIA, LIKE LA, THAT ARE, YOU KNOW, THEY'RE DOING THINGS REALLY RIGHT. THEY'RE GOOD ACTORS IN OUR HEARTS, BUT THIS LAW CHANGED, IN THE MIDDLE OF THEIR CYCLE. LIKE, IT WAS REALLY CRAZY IN SOME OF OUR OPINIONS, THAT THEY HAD TO BE SUBJECT TO A LAW THAT, YOU KNOW, HAPPENED IN THE DAYS THAT THERE ARE THINGS THAT WERE DUE. THEY HAVE FOUGHT IT AS HARD AS THEY CAN. THEY ARE TALKING TO THE LEGISLATURE, THEY ARE WORKING AS HARD AS THEY CAN, AND WE WILL SUPPORT THEM AND RIDE THEIR COAT TAILS, BUT IF THEY CAN'T GET IT DONE, IN THEIR POSITION, IT WOULD BE REALLY HARD FOR US TO GET IT DONE HAVING HAD, YOU KNOW, MUCH MORE TIME TO INCORPORATE THE NEW LAW. BUT IT'S BEEN RAISED. AND, EVEN THE FOLKS WHO WERE ADVOCATING FOR THAT LAW, HAVE REALIZED THERE WERE UNINTENDED CONSEQUENCES. LIKE, THEY HAD NEVER INTENDED TO STOP FUNDING FOR PIPELINE PROJECTS. SO, I'M -- CAN'T SAY I'M CAUTIOUSLY OPTIMISTIC, BUT THE LEGISLATURE AND THE LEGISLATURE, BUT WE'RE WORKING ON.

**NEYSA FLIGOR:** THANK YOU, HEATHER.

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**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU. I SEE THAT OUR GENERAL COUNSEL KATHLEEN KANE HAS HER HAND RAISED. KATHLEEN?

**KATHLEEN KANE:** HI. THANKS. I JUST WANT TO PROVIDE THE -- PROBABLY ANTICIPATABLE LAWYER DISCLAIMER HERE THAT A LOT OF THIS IS NEW TERRITORY, THERE IS SOME TEA LEAF READING TO BE DONE, AND OUR STAFF IS HERE TO PROVIDE ASSISTANCE AND HELP, BUT OUR DETERMINATIONS ARE NOT GOING TO CARRY A SPECIAL WEIGHT, NECESSARILY WITH HCD AND WE REALLY ENCOURAGE TO YOU MAKE SURE YOU'RE TALKING TO YOUR CITY OR COUNTY ATTORNEYS OR WHOEVER YOU NEED, BECAUSE THEY'RE THE ONES WHO WILL BE HELPING MAP OUT YOUR INDIVIDUAL RISK EXPOSURE UNDER THESE CIRCUMSTANCES. SO WE'RE HERE TO HELP WITH THAT DISCUSSION, AND TO HELP PROVIDE WHAT WE HAVE GLEANED FROM ALL OF OUR WORK, BUT NOT THE SUBSTITUTE FOR IT. THANK YOU. THAT'S ALL.

**HEATHER PETERS:** THANK YOU, KATHLEEN. [LAUGHTER]

**ABAG HC, V. CHAIR, CARLOS ROMERO:** LET'S SEE. ARE THERE ANY MEMBERS OF THE PUBLIC WHO WANT TO SPEAK ON THIS ITEM? FRED, COULD YOU?

**CLERK, FRED CASTRO:** YES. THERE ARE NO MEMBERS OF THE ATTENDEES WITH THEIR HAND RAISED. NO WRITTEN COMMENTS WERE RECEIVED. AND

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IN THE BOARDROOM THERE ARE NO MEMBERS OF THE PUBLIC QUEUED UP FOR PUBLIC COMMENT.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** GREAT. THANK YOU. SO, THAT BRINGS US TO THE END OF THIS ITEM. I DO WANT TO SAY THAT PAGE -- I GUESS IT'S 41 OF THE AGENDA, THANK YOU HEATHER FOR INCLUDING THE LIST OF CITIES THAT, AT THIS POINT, HAVE UNCLAIMED REAP SUBALLOCATIONS. FOR THOSE OF US WHO HAVE -- ALL OF US HAVE OUR LOCAL COUNCIL OF GOVERNMENTS, PERHAPS WE WANT TO BRING THE CITIES IN YOUR RESPECTIVE COUNTIES TO THEIR ATTENTION, THAT, INDEED, THERE IS MONEY ON THE TABLE FOR THEM TO ACCESS, IN PARTICULAR, TO TRY TO GET THESE HOUSING ELEMENTS DONE. SO, AGAIN, I WILL CERTAINLY BE FORWARDING THIS, AND DISCUSSING THIS AT OUR NEXT COUNCIL OF CITIES MEETING HERE IN SAN MATEO COUNTY, BUT FOR THE REST OF YOU, PAGE 41, AGAIN, HEATHER THANK YOU FOR THIS. WE SHOULD DEFINITELY TRY TO TALK TO OUR NEIGHBORING CITIES IF -- BECAUSE I ASSUME MOST OF US WHO ARE ON THESE COMMITTEES HAVE -- THEIR CITIES FUNDING. BUT WE SHOULD TAKE THE ADVANTAGE OF THE OPPORTUNITY TO MAKE SURE THIS LIST GETS DISSEMINATED AMONG OUR COUNTIES, LOCAL CALL CITIES SO THEY CAN TAKE ADVANTAGE OF THE EXCELLENT TA MONEY THAT'S AVAILABLE. WITH THAT, I MOVE ON TO ITEM NUMBER TEN, WHICH IS HOUSING INCENTIVE POOL HIP PROGRAM. AND I BELIEVE THIS IS AN INFORMATION ITEM. AND I BELIEVE MALLORY ATKINSON WILL GIVE THE REPORT. MS. ATKINSON.

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**MALLORY ATKINSON:** THANK YOU. GOOD AFTERNOON. MY NAME IS MALLORY ATKINSON I AM IN MTC ABAG FUNDING PROGRAMS AND POLICY'S SECTION. I'LL BE PRESENTING AN INFORMATION ITEM TO BOTH COMMITTEES TODAY THIS IS A PROGRESS REPORT FOR THE FIRST THREE YEARS OF MTC'S HIP PROGRAM. FOR CONTEXT THE HIP PROGRAM WAS APPROVED BY THE COMMISSION BACK IN 2018 AS A TRANSPORTATION INCENTIVE FUNDING PROGRAM FOR LOCAL JURISDICTIONS TO BUILT AND PRESERVE AFFORDABLE HOUSING. THE HIP PROGRAM IS A RELATIVELY RECENT EXAMPLE OF MTC'S EVOLVING LAND USE INITIATIVES OVER THE LAST TWO DECADES. THE MTC COMMISSION SOUGHT TO USE INNOVATIVE WAYS TO LEVERAGE THEIR FLEXIBLE FEDERAL TRANSPORTATION DOLLARS TO REWARD AND INCENTIVIZE CITIES TO ACCELERATE HOUSING PRODUCTION. AND MANY OF THESE INITIATIVES HAVE FOCUSED SIGNIFICANT TRANSPORTATION AND PLANNING INVESTMENTS TO LAY THE GROUNDWORK FOR FUTURE GROWTH IN PRIORITY DEVELOPMENT AREAS. BUT THE HIP, IN PARTICULAR, IS A FUNDING PROGRAM THAT IS UNIQUE, AND THAT HAS A DIRECT CONNECTION TO A JURISDICTION'S AFFORDABLE HOUSING PERFORMANCE AND RESULTING TRANSPORTATION INVESTMENTS FOR THOSE JURISDICTIONS. SO, FOR AN OVERVIEW OF THE PIP PROGRAM, JUST HIGH-LEVEL, THE COMMISSION SET-ASIDE 71 MILLION IN FEDERAL TRANSPORTATION REVENUES BACK IN 2018 THROUGH THIS PROGRAM FOR THE TOP 15 JURISDICTIONS THAT CAN PRODUCE OR PRESERVE THE MOST AFFORDABLE HOUSING UNITS OVER A FIVE YEAR PERIOD AND THIS

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PERIOD IS BETWEEN 2018 THROUGH 2022. AND FROM THE FUNDING SET-ASIDE THE TOP FIVE JURISDICTIONS WOULD BE AWARDED TRANSPORTATION GRANT FUNDING ON A PER UNIT BASIS AT THE END OF THE PROGRAM. IN GENERAL FOR BOTH NEW OR PRESERVED HOUSING UNITS TO QUALIFY FOR CREDIT IN THE HIP PROGRAM SPECIFICALLY, THE HOUSING MUST BE CLASSIFIED AS AFFORDABLE TO THE HOUSEHOLDS AT THE VERY LOW, LOW, AND MODERATE INCOME LEVELS, AND THESE INCOME LEVELS ARE AS REPORTED BY THE JURISDICTIONS THEMSELVES IN THEIR ANNUAL HOUSING ELEMENT PROGRESS REPORTS TO HCD. UNITS MUST BE DEED RESTRICTED AS THESE LEVELS AND LOCATED IN MTC AND ABAG'S PRIORITY DEVELOPMENT AREAS OR TRANSIT PRIORITY AREAS, TPAS. SO ADDITIONAL DETAILS ON THE CRITERIA FOR BOTH NEW AND PRESERVED UNITS THAT CAN QUALIFY FOR THE HIP PROGRAM ARE INCLUDED IN THE STAFF REPORT FOR THIS ITEM AND THE ASSOCIATED ATTACHMENTS. STAFF PRESENTED THE INITIAL PROGRESS REPORT FOR THIS PROGRAM FOR 2018 AND 2019 PROGRESS TO MTC'S PROGRAMMING AND ALLOCATIONS COMMITTEE LAST YEAR FEBRUARY OF 2021. AND SO HOUSING DATA FOR THE 2020 CALENDAR YEAR IS NOW AVAILABLE AND IS INCORPORATED INTO THESE CURRENT STANDINGS THAT ARE INCLUDED IN TODAY'S ITEM. THE PROGRESS REPORT AND THE STANDINGS FOR THE FIRST THREE YEARS NOW FOR THE FIVE YEAR HIP PROGRAM IS INCLUDED IN THIS ITEM AND SPECIFICALLY IN ATTACHMENT ONE. AND I'M NOT SHARING THE ITEM ON MY SCREEN BUT THE TABLE THAT IS SHOWN IN ATTACHMENT ONE DETAILS THE NUMBER OF BOTH NEW AND PRESERVED AFFORDABLE HOUSING UNITS THAT MEET OUR VERY SPECIFIC

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HIP PROGRAM CRITERIA BY JURISDICTION. SO I JUST WANTED TO HIGHLIGHT A FEW THINGS ABOUT THAT ATTACHMENT AND THE CURRENT STANDINGS. NEARLY HALF OR 46% OF THE QUALIFIED HOUSING UNITS OVER THIS THREE YEAR PERIOD ARE LOCATED IN SAN FRANCISCO. AND THE REGION'S LARGER CITIES DO TEND TO HAVE THE HIGHEST NUMBER OF HIP QUALIFYING UNITS IN THESE LAST THREE YEARS BUT THERE ARE A FEW MEDIUM AND SMALLER CITIES THAT DO OUTPERFORM WHAT WE WOULD HAVE EXPECTED BASED ON THEIR POPULATION SIZE. I WOULD CALL OUT ON THIS, IN PARTICULAR, WALNUT CREEK, EMERYVILLE, SAN FRANCISCO, AND EL CERRITO HAVE ALL DONE CONSIDERABLY OUTPERFORMED WHAT WE WOULD HAVE EXPECTED BASED ON THEIR POPULATION. SO, THE HIP PROGRAM, ITSELF, IS LOOKING IT'S A VERY NARROW SET OF HOUSING ACTIVITY, SO IT'S THE AFFORDABLE HOUSING UNITS, DEED RESTRICTED AND THEY HAVE TO BE LOCATED WITHIN A PDAS OR TPA. SO THE TABLE IN ATTACH TWO THIS ITEM HELP DEMONSTRATE THAT DISTINCTION ON THE NEW HOUSING SIDE, BETWEEN THE TOTAL NUMBER OF CERTIFICATES OF OCCUPANCY THAT HAVE BEEN ISSUED IN EACH YEAR, AND A JURISDICTION AND THEN THAT MUCH SMALLER SUBSET THAT COUNT FOR HIP CREDIT. SO FOR REFERENCE THE NEW UNITS QUALIFYING FOR HIP CREDIT IN THIS PROGRAM ACCOUNT FOR ONLY NINE% OF THE TOTAL AMOUNT OF NEW HOUSING PRODUCTION, BY CITIES OVER THE SAME TIME PERIOD. SO I JUST WANTED TO EMPHASIZE THAT THIS NARROW FOCUS OF THE HIP PROGRAM, IT IS MUCH NARROWER THAN ALL OF THE ACTIVITY THAT'S GOING ON IN HOUSING, AFFORDABLE HOUSING PRODUCTION, BUT THE

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INTENTION IS TO INCENTIVIZE THE AFFORDABLE HOUSING PRODUCTION PRESERVATION IN OUR REGION'S PRIORITY DEVELOPMENT AREAS. THE CURRENT RANKINGS SHOWN IN ATTACHMENT ONE DO NOT GUARANTEE FUNDING AWARD JURISDICTION AT THIS TIME THE RANKINGS ARE ANTICIPATED TO CHANGE SIGNIFICANTLY IN SUBSEQUENT UPDATES AND THE FINAL JURISDICTION RANKINGS RESULTING IN TRANSPORTATION FUNDING AWARDS WILL BE DETERMINED AFTER WE RECEIVE, COMPILE AND PROCESS THE HOUSING DATA FROM 2022'S CALENDAR YEAR. SO THAT CONCLUDES MY PROGRESS REPORT UPDATE ON THE HIP PROGRAM. JUST A REMINDER THIS IS AN INFORMATION ITEM TODAY AND STAFF WILL BE RETURNING TO ABAG AND MTC COMMITTEES NEXT YEAR TO PROVIDE AN UPDATE ON THE HIP PROGRAM STANDINGS ONCE WE HAVE 2021 HOUSING UNIT DATA AVAILABLE. WITH THAT I'M HAPPY TO ANSWER ANY QUESTIONS.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU, MS. ATKINSON. MEMBERS OF THE COMMITTEE, ANY QUESTIONS, CLARIFICATIONS FOR MS. ATKINSON? VICE CHAIR WORTH?

**BAHFA V. CHAIR, AMY WORTH:** GREAT. THANK YOU, MR. CHAIR. WELL, FIRST OF ALL, THANK YOU VERY MUCH FOR THAT GREAT REPORT. ANY TIME WE SEE FUNDING INCENTIVES, IT'S SO IMPORTANT. ONE OF THE THINGS, AND SOME OF YOU KNOW, I HAVE HAD THE PLEASURE OF BEING ABLE TO TALK TO STAFF ABOUT THIS ISSUE, THE CONCERN I HAVE IS FINDING AVAILABLE SITES TO PRODUCE 100% AFFORDABLE HOUSING

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PROJECTS. AND WHAT, I THINK WHAT WE SEEM TO BE STARTING TO SEE AS COMMUNITIES ARE DEVELOPING SITES FOR THEIR HOUSING ELEMENTS THAT THERE ARE POTENTIAL PLACES, SUCH AS PROPERTY OWNED BY FAITH COMMUNITIES, OR SCHOOL SITES OR THESE KINDS OF SITES THAT ARE NOT IN PDAS. AND, SO, IS THERE -- WILL THERE BE AN OPPORTUNITY TO KIND OF LOOK AT THIS POLICY AND TO SEE IF THERE IS, YOU KNOW, A WAY IN THE FUTURE OF SAYING, IF SOMETHING IS 100% AFFORDABLE, YOU KNOW, IN PERPETUITY, WE COULD CONSIDER OTHER SITES? FOR EXAMPLE, WE KNOW THERE IS -- EXAMPLE ON A BUS ROUTE, IT'S NOT A 15-MINUTE HEADWAY PROBABLY A ROUTE THAT'S MORE FREQUENT, BUT ON A BUS ROUTE SOME OF THE SITES ARE NOT ON BUS ROUTES, THERE IS LEGISLATION LOOKING AT INCENTIVIZING SCHOOL PROPERTY AND SURPLUS SCHOOL PROPERTY. MY QUESTION S IS THERE REALLY OPPORTUNITY IN THE FUTURE TO OPEN THIS UP AND TO SAY OUR MOST IMPORTANT GOAL IS LITERALLY BUILDING THESE PROJECTS, GETTING DOORS IN THE GROUND, PROVIDING HOUSING, AND THE LOCATION IS LESS SIGNIFICANT THAN THE ABLE TO PRODUCE THE HOUSING. SORRY FOR THE EDITORIAL, BUT WE'RE -- WE JUST, WE'RE ALL STRUGGLING SO DARN HARD TO FIND, YOU KNOW, TO BUILD THE HOUSING PROJECTS.

**MALLORY ATKINSON:** I WOULD BE HAPPY TO TRY TO ANSWER THAT QUESTION. WHEN THE COMMISSION APPROVED THE GUIDELINES FOR THIS PILOT FOR THE FIRST FIVE YEARS I THINK THE INTENT WAS TO FOCUS IN THESE AREAS AND WITH THE RESTRICTIONS ON THE TYPES OF UNITS

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WE WANT TO INCENTIVIZE MOST AND THE OPPORTUNITY AT THE CONCLUSION OF THIS TO SEE WHAT WE LEARNED AND WHAT TYPES OF INCENTIVES WE WANT TO PROVIDE IN THE FUTURE IF THIS PROGRAM WERE TO CONTINUE.

**BAHFA V. CHAIR, AMY WORTH:** THANK YOU.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** COUNCILMEMBER EKLUND?

**PAT ECKLUND:** THANK YOU VERY MUCH. I WANTED TO POINT OUT THE CHARTS IN THE BACK. OF THE STAFF REPORT, WHICH, I THINK CLEARLY DEMONSTRATE THAT WE NEED TO THINK ABOUT HOW CAN WE PROVIDE FUNDS SO THAT CITIES AND COUNTIES CAN BUY DOWN THE UNITS SO THAT WE CAN DO MORE VERY LOW AND LOW AND TO SOME DEGREE MODERATE. SO, IF YOU LOOK AT THE NUMBERS THAT HAVE BEEN ACHIEVED, AS OUR PLANNING DIRECTOR SAID LAST MONTH, THERE IS NO WAY WE'RE EVER GOING TO ACHIEVE THE VERY LOW AND LOW WITHOUT THE ABILITY TO BUY DOWN. WE'RE NOT LOOKING -- WE CAN'T FIND DEVELOPERS THAT WANT TO DO 100% OF AFFORDABLE UNITS. IN FACT, HABITAT FOR HUMANITY IS DOING A PROJECT IN NOVATO OF WHICH HALF OF IT IS MODERATE AND THE OTHER HALF, OR IT COULD BE EVENLY QUARTERS AND ONE QUARTER, I DON'T REMEMBER THE SPECIFICS ON THAT, IT WOULD BE VERY LOW AND LOW. THEY CAN'T EVEN -- HABITAT FOR HUMANITY CANNOT EVEN AFFORD TO DO ALL OF IT VERY LOW AND LOW. SO, AND IF YOU -- IF -- YOU'RE NOT GOING

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TO GET A LOT OF CITIES TO BE ABLE TO DO 100% AFFORDABILITY. SO WE NEED TO LOOK AT OPTIONS TO BE ABLE TO GET SOME FUNDING FROM THE STATE AND THE FEDERAL GOVERNMENT, IN MY OPINION, TO HELP BUY DOWN SOME OF THESE UNITS. YOU KNOW, NOVATO, FOR AN EXAMPLE, LOOKS LIKE THIS CYCLE WE'RE GOING MEET OUR NUMBER, AS I MENTIONED BEFORE, BUT WE'RE NOT GOING TO MEET THE VERY LOW AND LOW. IT IS JUST IMPOSSIBLE. PRIMARILY BECAUSE DEVELOPERS DON'T WANT TO USE THEIR MONEY TO GO ABOVE THE INCLUSIONARY ZONING REQUIREMENT THAT WE HAVE, WHICH IS 20%. THAT'S A LOT.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU COUNCILMEMBER. SO, I DO WANT TO, JUST A COUPLE OF POINTS HERE, AND THEN WE'LL GO TO THE PUBLIC. I DO WANT TO POINT OUT ON THAT LAST COMMENT, THOUGH, THAT THE AFFORDABLE HOUSING DEVELOPERS ALL DO 100% AFFORDABLE, BRIDGE SOMETIMES DOES A MIX, BUT GENERALLY MOST AFFORDABLE HOUSING DEVELOPERS, ALMOST ALL, STAY AWAY FROM THE MIX, QUEUEING MARKET RATE AND AFFORDABLE. AND THEY STICK TO AFFORDABLE. THEY DON'T WANT TO JEOPARDIZE THEIR 501 C3. SO I THINK MANY A CITY CERTAINLY HAVE BEEN ABLE TO ATTRACT THE AFFORDABLE HOUSING DEVELOPERS WITH BOTH INTERNAL SUBSIDIES AS WELL AS COUNTY, STATE, AND FEDERAL SOURCES. I THINK IT IS POSSIBLE TO DO -- OR MANY CITIES ARE DOING 100% AFFORDABLE UNITS. AGAIN, I THINK WE WILL BRING BACK TO THIS COMMITTEE THIS DISCUSSION AROUND INCLUSIONARY ZONING AND THE POTENTIAL ISSUES AROUND TRYING TO SUBSIDIZE SOME OF THOSE INCLUSIONARY

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UNITS. IT'S A DISCUSSION I THINK WE SHOULD HAVE. I IN MY PARTICULAR POSITION, I THINK IT'S IMPORTANT FOR US TO UNDERSTAND THE POSSIBILITY OF DOING THAT OR THE NON-POSSIBILITY OF DOING IT. SO, I THANK YOU, COUNCILMEMBER EKLUND FOR BRINGING IT UP. I DID WANT TO POINT OUT THAT THE -- IN TERMS OF THIS PARTICULAR PROGRAM -- TO THE AVERAGE TIME, AND IT'S MORE LIKE A WINDOW, TO BUILD AFFORDABLE HOUSING, AND I KNOW BECAUSE I HAVE BUILT MANY A UNIT ACROSS THE STATE, OR ASSISTED IN BUILDING AS MANY UNITS ACROSS THE STATE FROM 7 TO 10 YEARS AND BASICALLY WE HAVE A FIVE YEAR WINDOW FOR THIS PROGRAM. AND THIS IS REALLY ABOUT TIMING IN A CITY THAT IT WAS ABLE TO GET A PROJECT KIND OF IN THE PROCESS OF APPROVAL THAT WOULD PROBABLY BE IN 2012, 2013, YOU ARE PROBABLY GOING TO BE PRODUCING HOUSING -- BECAUSE THIS IS C OF O, RIGHT? IT'S A CERTIFICATE OF OCCUPANCY. WHICH IS BASICALLY AT THE VERY END OF THE PROCESS. SO, AGAIN IF IT'S A 7 TO 10 YEAR PROJECT, TIMELINE, TO DEVELOP AFFORDABLE HOUSING, GIVEN THE ISSUES OF FUNDING, THE ISSUES OF ENTITLEMENT, THE ISSUES OF RENT, BLAH, BLAH, BLAH, WE'RE CLEARLY MISSING A WHOLE SET OF DEVELOPMENTS THAT ARE IN THE PIPELINE THAT PROBABLY WILL, YOU KNOW, COME TO FRUITION, BECAUSE OF THE 7 TO 10 YEAR CYCLE. IT WOULD BE WONDERFUL IF IT WOULD BE POSSIBLE TO EXTEND THIS PROGRAM IN THE FUTURE, WHICH WE CAN TALK ABOUT MORE, BUT, AGAIN, JUST THE VERY NATURE OF HOW AFFORDABLE HOUSING DEVELOPMENT GETS FUNDED AND THE AMOUNT OF TIME THAT IT TAKES TO BUILD IT, I THINK THAT

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IS PREJUDICE, CERTAIN PROJECTS, BECAUSE THEY MAY BE ON THE LONGER RANGE. BUT I AM TOTALLY IN SUPPORT OF THIS PROGRAM. JUST WANTED TO POINT THAT OUT. CAN WE TURN TO FRED, OUR CLERK. DO WE HAVE ANYONE IN THE AUDIENCE THAT WOULD LIKE TO COMMENT ON THIS ISSUE?

**CLERK, FRED CASTRO:** I SEE NO MEMBERS OF THE ATTENDEES WITH THEIR HAND RAISED, IN THE BOARDROOM, THERE ARE NO PUBLIC MEMBERS. NO WRITTEN COMMENTS WERE RECEIVED FOR THIS ITEM.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** GREAT. OKAY. I'LL GO BACK TO MEMBERS OF BOTH COMMITTEES. ANY FINAL CLOSING COMMENTS ON THIS? OTHERWISE, WE'LL MOVE TO THE NEXT ITEM. GOING ONCE, GOING TWICE.

**CLERK, FRED CASTRO:** THIS IS FRED, JUST A COUPLE OF ITEMS, THE PUBLIC COMMENT LETTER THAT WAS MENTIONED DURING THE PUBLIC COMMENT ITEM HAS BEEN POSTED AND E-MAILED TO COMMITTEE MEMBERS. AND IF I COULD INVITE SUPERVISOR MITCHOFF, IF SHE WOULD LIKE TO VOICE HER VOTE FOR THE CONSENT CALENDAR. SHE WAS OFFLINE DURING THAT VOTE, IF SHE WANTS TO?

**KAREN MITCHOFF:** THANK YOU, MR. CASTRO, AND CHAIR. DRIVING IN THE CAR, IT GOES IN AND OUT. BUT, YES, I VOTE YES ON ITEM 7A.

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**CLERK, FRED CASTRO:** THANK YOU.

**ABAG HC, V. CHAIR, CARLOS ROMERO:** THANK YOU, SUPERVISOR. GLAD WE CAUGHT THAT. AND, FRED, THANK YOU, AGAIN, FOR ALWAYS DOTTING THE I'S AND CROSSING THE T'S. WITH THAT WE'RE GOING TO MOVE TO ITEM NUMBER 11, WHICH IS ADJOURNMENT AND NEXT MEETING, THE NEXT MEETING OF THE BAY AREA HOUSING FINANCE AUTHORITY OVERSIGHT COMMITTEE JOINT MEETING WITH THE ABAG HOUSING COMMITTEE WILL BE JUNE 9TH, 2021. OFFICIALLY, NOW, THE BAY AREA HOUSING FINANCE AUTHORITY OVERSIGHT COMMITTEE JOINT MEETING WITH THE ABAG HOUSING COMMITTEE MEETING IS ADJOURNED. THANK YOU. [ADJOURNED]

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